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Rudloe No.2, Corsham

Ecological Baseline Report & Biodiversity Net Gain Assessment

October 2026

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1 Introduction

Background to commission

1.1 BSG Ecology was commissioned by Taylor Wimpey in December 2025 to assist with a pre-application process with Wiltshire Council for Rudloe No. 2, a former Ministry of Defence (MOD) barracks site in Wiltshire, to inform proposals for residential redevelopment. A further instruction was received in April 2026 to progress consultation with Natural England through their Discretionary Advice Service (DAS) and commence ecological surveys with the exception of any detailed work in relation to bats, while the DAS consultation was ongoing. Taylor Wimpey instructed further detailed survey work in relation to bats throughout summer 2026, including update emergence surveys of the built structures and tree climbing surveys.

1.2 BSG Ecology has previously conducted ecology surveys at this location in 2014, 2019, 2021, and 2023. These surveys were undertaken to inform an outline planning application (Wiltshire Council 14/11354/OUT) and subsequent reserved matters planning application (Wiltshire Council 19/07339/REM); and subsequent surveys (unpublished) in 2020/2021; and more recently surveys towards a planning application that was not submitted in 2023. Consent has been obtained from the previous site proponents for the unpublished data collected in 2021 and 2023 to be used to help inform the current application.

Site description

1.3 Rudloe No. 2 (hereafter referred to as the "Site") is a disused former military barracks previously forming a section of a much larger MOD complex situated south-west of Corsham, Wiltshire. The Site measures 8 ha and is centred approximately at Ordnance Survey National Grid Reference ST84696916. It has been disused and out of MOD ownership since at least 2013. Much of the surrounding land to the east and south of the Site remains in defence use as part of MOD Corsham, while beneath the Site are an active railway tunnel (the Box Tunnel) and a large complex of underground tunnels and rooms, including the Burlington Bunker (an emergency relocation site for the UK Government in the event of a nuclear attack during the Cold War). These tunnels remain in MOD ownership, as does a sealed ventilation shaft that is excluded from the planning application boundary, but located within the Site. Additional ventilation shafts are present immediately outside the Site planning application boundary and in the surrounding area. Also excluded from the redline boundary is an active MOD fire station and another small area (sub-station). The planning application boundary is shown in Figure 1.

1.4 Westwells Road is along the north-eastern boundary of the Site, with the Basil Hill Barracks east of Westwells Road significantly remodelled prior to 2013 as part of MOD Corsham, a data storage park to the south, commercial area to the north, and residential areas beyond. The Site has woodland on and offsite, together with other semi-natural habitats including grassland and scrub. The overall setting of the Site is semi-rural, with reasonable habitat connectivity to the wider landscape.

Description of project

1.5 The current landowner wishes to bring the Site forward for residential-led redevelopment (the "Proposed Development"), including the construction of approximately 167 dwellings. The proposals involve the utilisation of the existing road access and construction of a new road plus new pathway connection, sustainable drainage features (SuDs), and designed in mitigation for wildlife, including bats, which was founded during the planning applications for the Site in 2014 and 2019. The Proposed Development requires the demolition of all existing buildings within the planning application boundary (note: the offsite fire station and ventilation shaft will remain). The proposed layout (Appendix 1) includes the complete retention of two parcels of onsite Lowland mixed deciduous woodland, portions of the Other woodland; broadleaved, as well as many individual trees.

2 Scope of Report

2.1 This report presents consultation, desk study and survey methods, results and evaluation of ecological receptors conducted on Site to date, and includes:

- consultation with Natural England and Wiltshire Council
- a desk study including a Local Environmental Records Centre records request and review of existing information and ecological context of the Site
- Extended habitat survey to provide data to support a current assessment of the baseline value of the habitats and facilitate a Biodiversity Net Gain (BNG) assessment
- Preliminary Roost Assessment (PRA) of built structures
- Ground Level Tree Assessment (GLTA)
- Tree climbing and DNA swabbing surveys further assessing trees for bat roosting potential
- Update emergence surveys of built structures
- Automated static detector surveys (April to August)
- Badger survey

2.2 Automated static detector surveys are being ongoing at the time of report publication with available data included. September and October surveys remain programmed.

2.3 The methods and results of surveys carried out on Site in 2023 are also provided including reptile surveys, bat emergence and re-entry surveys of buildings, and Advanced Bat Survey Techniques (ABSTs) from 2023.

2.4 The methods section sets out the further ecological surveys that are scheduled for the Site, with data arising from these surveys being reported on at the end of the survey period (late 2026) in combination with a full Ecological Impact Assessment (EcIA).

3 Methods

Consultation – Natural England

3.1 A DAS consultation request was submitted to Natural England (ref: DAS/ 544942) on 30 March 2026, and a response received 01 May 2026. The DAS consultation focused on the following points:

- Whether five nights of static detector surveys would be considered sufficient, or whether Natural England would expect additional effort.
- Whether the overall bat survey effort is considered appropriate, or if Natural England would expect the use of more ABSTs.
- Whether a full suite of emergence surveys would be required for the buildings on site, or whether a top-up survey would be acceptable.
- Whether the proposed bat mitigation, including the standalone bat roost structures, is consistent with licensing requirements.
- Whether the submitted HRA would be suitable.
- Whether the proposed survey effort for slow worm is appropriate.

Consultation – Wiltshire Council

3.2 A pre-application was carried out with Wiltshire Council, with a response received in writing on the 18 January 2026 following a video meeting between Wiltshire Council (Mary Holmes), Taylor Wimpey, and BSG Ecology.

Desk study

3.3 To give ecological context to the Site, existing ecological and nature conservation data relevant to the Site were collated from various sources:

- The Wiltshire and Swindon Biological Records Centre (WSBRC) was contacted to provide records of non-statutory designated sites and protected, notable or invasive species within 2 km of the Site, and for 4 km for bats. These data were returned on 26 May 2026.
- The Wiltshire Bat Group were approached for any additional records, or details of records within proximity to the Site on 18 May 2026.
- The Multi-Agency Geographic Information for the Countryside (MAGIC) database (http://www.magic.gov.uk/). This was used to identify any additional nearby statutorily designated sites (including Sites of Special Scientific Interest (SSSIs) and Special Area of Conservation (SAC)) with particular consideration for the Core Sustenance Zone (CSZ) of greater horseshoe *Rhinolophus ferrumequinum* (CSZ = 3 km), lesser horseshoe *Rhinolophus hipposideros* (CSZ = 2 km), and Bechstein's *Myotis bechsteinii* (CSZ = 1 km). A CSZ refers to the area surrounding a communal bat roost within which habitat availability and quality will have a significant influence on the resilience and conservation status of the colony using the roost (Collins, 2023).
- Any granted European Protected Species Mitigation licence (EPSM) applications[1], Defra eDNA survey results of ponds 2017-2019, and great crested newt survey licence returns within 2 km of the Site from the MAGIC website.
- Base maps and aerial images from the MAGIC website for habitat context and connectivity, and the identification of waterbodies up to 500 m from the Site to inform an assessment of the potential for great crested newt to be present on Site.
- Google Earth Pro historic map layer was used to review aerial photographs and maps of the Site and surrounding area.

[1] This data was most recently updated 05 August 2025. Licenses granted after this date, as well as other non-A13 licences will not show on the licensing layer.

- Ecological survey and assessments undertaken by BSG Ecology in relation to previous proposals for the Site including under Wiltshire Council planning application reference 14/11354/OUT, and subsequent reserved matters planning application (Wiltshire Council 19/07339/REM); and subsequent post consent surveys (unpublished) in 2021.
- Consent has been obtained from the previous site proponents for the unpublished data collected in 2021 to be used to help inform the current application. As the 2021 data was unpublished survey dates, visit details and results of the 2021 surveys are presented in full in Appendix 3.

3.4 In order to provide a cohesive and holistic interpretation and analysis of the status of ecological features on Site, including for example, the history of use of individual buildings on the Site by bats, the site specific data prior to 2026 has been incorporated into the Results and Evaluation section of this report. This includes data from both publicly available reports submitted at planning and the unpublished data from 2021.

Field survey

Extended habitat survey

3.5 An extended habitat survey using the UK Habitats Classification (UKHabs) was undertaken on 15 June 2026 by Joe Grainger-Hull MRes ACIEEM, Senior Ecologist at BSG Ecology, with reference to industry standard guidance (UKHab Ltd, 2023). Joe is certificated to FISC Level 5.

3.6 The survey involved a site walkover, during which the surveyor classified and mapped the habitats present and made notes on dominant or characteristic flora and other features of ecological interest. Detailed target notes (TN) were made to record plant species and other features as necessary. Habitat condition assessment criteria was collected according to Defra's Statutory biodiversity metric condition assessment criteria[2]. Quadrat data was gathered for grassland habitats to demonstrate robustness with grassland categorisation. The quadrat locations are shown on Figure 2.

3.7 The survey was "extended" to include an assessment of the Site's potential to support protected and/or notable species.

3.8 The weather during the habitat survey was warm, sunny and dry with temperatures around 23°C.

Bat surveys

Preliminary roost assessment of buildings

3.9 A PRA was made of all 46 built structures on- (and immediately off-) Site on 15 May and 29 May 2026. This included the fire station and Building B10 in the scope of the survey effort irrespective of them being outside the Site boundary, to understand if either have potential to support bats which may be indirectly impacted by the proposals. This updated survey builds on previous PRAs undertaken by BSG Ecology at the Site in 2023, 2020/2021, and 2014. Built structures include those which may not necessarily be typical buildings, but where bats may still use them for roosting none-the-less. This includes two circular pre-cast concrete structures (possibly previous pill boxes/ lookouts) which have been labelled as buildings Y and Z. All built structures were at least externally assessed, and where safe access was possible internal assessments were carried out. Where specific areas of buildings could not be accessed, these are described in the results section. The survey was led by Emily Dickins MSc MCIEEM, Principal Ecologist of BSG Ecology (Natural England Level 3&4 bat class licence, 2025-85203-CL19/20-BAT; licences held since 2014), and assisted by Jamie Peacock BSc MCIEEM, Senior Ecologist at BSG Ecology and was undertaken on the 15 May and 29 May 2026. The survey was conducted with reference to industry standard guidance current at the time of survey (Collins, 2023).

3.10 The surveyors had access to ladders, high powered torches, a hand-held full spectrum bat detector (Anabat Walkabout), an endoscope and close focusing binoculars for use as required. In addition, sample tubes were available for collecting bat droppings for subsequent analysis to determine species identification.

[2] Defra Habitat Condition Assessment criteria [Online] July 2025, version 1.0.2.

3.11 A total of nine samples of bat droppings were collected during the PRA survey. Not all areas of droppings were sampled. Samples were collected where there was a reasonable likelihood of multiple species being present in the dropping sample collected (such as greater horseshoe within known location of lesser horseshoe roosting points). Samples were sent to Ecotype Genetics where multi-species analysis was done on each sample.

3.12 During the survey a systematic search was made of the built structures for bats and evidence of bats. The exteriors of the buildings were searched with particular attention to window ledges and under potential roost access points, such as gable ends and gaps between boarding, where droppings can gather for well used roost access points. Internal inspections were undertaken (where possible, see below para 3.17). The PRA assessment includes determination of each structures suitability to support roosting bats, despite the presence/ absence of evidence of roosting bats.

3.13 Signs of bat activity searched for included:

- Live and dead bats, including detection of bats by smell and audible chattering.
- Droppings and urine staining.
- Feeding remains (the discarded wings of flying invertebrates such as moths, which may accumulate under a well-used feeding perch).
- Fur staining marks which may be produced by bats regularly using roosting points or roost access points.

3.14 Observations were recorded on the presence of Potential Roost Features (PRFs) suitable either to accommodate bats in their own right or provide access into interior voids/ crevices. These include open windows and doors; damage and gaps in external woodwork, rendering, and stone/ brickwork; missing, slipped or broken roof tiles and hanging tiles; warped weatherboarding or cladding; and a variety of other cavities.

3.15 Following Collins (2023), all buildings were assigned a category defining their potential to support roosting bats (see Table 1 below). A building may have a suitability assigned alongside being a confirmed roost as the building may offer opportunities for other species or roost types alongside what may be identified during the PRA.

3.16 This survey updated previous surveys which were conducted by BSG Ecology in 2014, 2020/2021 and 2023 using the same methodology which has not fundamentally changed in this time with the exception of the advancement of species DNA sequencing from dropping samples. Surveyors conducted the updated surveys with reference to the results of these previous visits and the results presented in this report incorporate information from the earlier visits. It is important to note that access internally, externally, or to specific areas of built structures may have changed between survey years (for example due to presence of apparent trespass, building deterioration or vegetation growth).

3.17 Many of the buildings have asbestos present. Surveyors were provided with copies of demolition asbestos reports to understand the asbestos type, condition and location, which was used to determine which buildings could be safely entered (including those that required additional PPE). After review of the reports, there were areas and buildings that were considered unsafe to enter on account of asbestos. In previous years, many of the roof voids were internally assessed. In 2026, due to the continued decay of the buildings it was deemed an unnecessary risk to surveyors to enter into any roof voids as some building had ceilings that were visibly compromised (large holes or bowing to plasterboard), and where ceilings were still intact, there was considerable mould growth to indicate that roof voids may not be weight bearing for surveyors. For the majority of the buildings on Site there was considerable mould growth throughout. Whilst surveyors undertook visual assessment of the buildings internally, the time spent inside buildings was minimised because of the presence of mould as part of a safe system of work. The identification of horseshoe bats was therefore prioritised during the internal assessments. To search all cavities, areas of damage and gaps internally for vesper bats would have required considerable time spent inside each building, which was considered an unnecessary risk to surveyors health, particularly given the known history of the Site in terms of bat roost interest, and in combination with the proposed updated emergence

surveys in 2026. Where any particular area of the buildings was not assessed, and where this is noteworthy, this is detailed within the results section.

Table 1: Criteria for assessing bat roosting suitability of buildings (adapted from Collins, 2023).

Suitability	Description of roosting habitat
None	No habitat features likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices / suitable shelter at all above ground and / or underground levels).
Negligible	No habitat features 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.
Low	A structure with one or 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 be used by individual hibernating bats).
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.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site.

Ground level tree assessment for bats

3.18 A GLTA of trees to assess their potential to provide opportunities for roosting bats was undertaken on 18 May 2026 by Susie Topple MRes ACIEEM, Senior Ecologist at BSG Ecology, with reference to industry standard guidance (Collins, 2023). The weather during the survey was cloudy and dry and a light breeze and a temperature of 12°C.

3.19 During the survey, trees or groups of trees were inspected from the ground, using binoculars and a high-powered torch as necessary. No direct impacts on trees within Lowland mixed deciduous woodland parcels are anticipated as part of the proposals, with the exception of a beech tree (T18) which has been advised by the aboricultural consultant for felling due to its condition rather than being within the footprint of development. Trees on the periphery of the woodland parcels were included in the GLTA scope where they could potentially be impacted by changes to artificial lighting.

3.20 The surveyor inspected all other trees, including those within the Other woodland; broadleaved habitat noting PRFs suitable for bats, such as woodpecker holes, rot holes, splits or cracks, dead limbs, ivy cover and/or flaking bark. The surveyor noted the presence of these together with information such as their height, aspect, topography of approach routes, and the trunk diameter of the tree at breast height (DBH).

3.21 Trees with PRFs were mapped and photographs were taken of suitable features. In addition, any evidence of the use of these features by bats, such as characteristic staining, scratch marks and droppings, was also recorded. Trees with no PRFs are not suitable to support roosting bats and were not mapped.

3.22 Following Collins (2023), trees were classified by the presence of different types of PRFs suitable for different types of roosting, to guide assessment of likely impacts and mitigation measures:

- None: No PRFs observed in the tree or highly unlikely to be any.
- 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.
- FAR (Further Assessment Required): due to a constraint, further assessment of the tree through other survey methods is required.

Tree climbing surveys for bats

3.23 The applied rationale for identifying trees to be climbed takes into consideration the following:

- Bat roost suitability categories;
- Level of predicted direct and indirect impacts on trees arising from the development; and,
- Whether trees are on Site or a close distance to site boundary.

3.24 The guidelines state that trees that are PRF-I do not require further survey; however, some trees that were given this potential during the GLTA were scoped in for an initial first climb (subject to level of impacts) to confirm whether the features seen from the ground were accurately assessed. Trees that are PRF-M require a total of three survey visits. Trees with multiple PRF-I features have been elevated to PRF-M overall and subjected to three visits, as the likelihood of a tree supporting a roost of conservation significance increases with the quantity of PRFs per tree.

3.25 Climbing surveys were undertaken by competent bat licensed tree climber, Steve Allen (Natural England licence number; 2025-84973-CL18-BAT) at Vertecol, and Emily Dickins and Susie Topple, Principal and Senior Ecologists respectively at BSG Ecology). Tree climbing surveys to assess suitability of trees to support PRFs were carried out between May and August / September (climb 1: 18/06/2026 and 19/06/2026; climb 2: 05/08/2026; and climb 3: 26/08/2026) and spaced at least three weeks apart between visits (Collins, 2023). Climbing surveys were carried out in suitable weather conditions. Climb survey 1 was carried out in dry bright and sunny with an ambient temperature of 19°C and a light breeze. Climb survey 2 was dry, bright and sunny with an ambient temperature of 20°C and light breeze. Climb survey 3 was carried out in sunny condition with a light breeze and an ambient temperature of 22°C.

3.26 Following the GLTA, 25 trees were scoped in for the first phase of tree climbing surveys. Some of these were then downgraded or upgraded after the first climb, and therefore fewer trees were subject to a second and third climbing survey. Initial GLTA results are identified in Appendix 2. During the first climbing survey an oak *Quercus robur* tree within the Lowland mixed deciduous woodland parcel immediately south of Building 9 (herein is referred to as 'oak' as there is not an arboriculture mapped reference) was additionally assessed as it was identified that this tree could potentially be impacted by the physical felling activity of a beech tree nearby.

3.27 During the surveys, all potential bat roost features were inspected and recorded. The trees were inspected firstly using binoculars to check for any suitable features or potential hazards before a full climbing survey was undertaken using the rope and harness technique by the licenced bat surveyor team.

3.28 Surveyors looked for and recorded the presence of bats, evidence of bats through droppings, feeding remains (such as accumulation of moth wings) and staining from urine/fur. The surveyors were equipped with torch, camera and video endoscope to inspect and record the features present. In addition, surveyors were equipped with a small number of eDNA swabbing kits to use as needed on PRFs during the first tree climbing survey. Representative photographs were taken of the trees and any potentially suitable features during the survey. A total of seven trees were tested through eDNA swabbing. These included the following trees; S, S1, J3, N2, BB2, BB3 and the 'oak'. Swabs were sent off to Ecotype Genetics for analysis.

Bat emergence and re-entry surveys

3.29 Emergence (and past re-entry) surveys enable the identification and characterisation of roost sites by establishing the species and number of bats in occupancy; or where no bats were recorded entering or leaving the buildings confirmation of likely absence.

3.30 Emergence (and re-entry) surveys involve ecologists watching and listening for bats leaving their roosts at dusk (emerging) or returning (re-entry) to their roosts before dawn. Emergence surveys were conducted from 15 minutes before sunset to 1.5 – 2 hours afterwards, and re-entry surveys were conducted from 2 hours before sunrise to 15 minutes afterwards.

3.31 During each survey, surveyors are positioned outside the structures at points where potential bat access points have been observed. The surveyors are equipped with a full-spectrum recording bat detector (Anabat Scout or Walkabout) to assist with detection or ultrasonic echolocation calls emitted by bats and confirm identification of bats seen and/or heard. The recorded sonograms are reviewed post-survey. See Data Analysis section below (3.40 – 3.46). Surveyors record the time, number and species of bats emerging from the structure as well as the entry/exit point and the flight lines taken by bats. Surveyors also documented general notes on background bat activity (activity that was not associated directly with a structure).

3.32 Surveyors are supported with thermal or infra-red Night Vision Aids (NVAs) (in 2026 surveys, this will include the use of PIXFRA Arc A613, FLIR T650, Canon 70AX, XA45 or XA60, supported with Nightfox IR torches and/ or a pair of 96 LED IR lights) to aid detection of bats emerging from structures and to confirm locations of entry/exit points. The cameras are positioned on known or likely PRFs for the duration of the survey.

3.33 All surveys were conducted in suitable weather conditions (temperatures above 10°C, with no/minimal rain or strong winds).

3.34 Bat emergence and re-entry surveys were undertaken during the following periods, previously for the Site:

- July 2023 to August 2023
- May and August 2021
- June and July 2014

3.35 The past emergence and re-entry bat survey work together with PRA data provides a large body of field evidence regarding the roosting behaviour of bats in the built structures on the Site (see Appendix 3). Due to the large amount of previous data considered alongside the agreed approach with Natural England through the DAS (as identified in Section 3.1) it was proportionate to conduct a single updated roost characterisation survey to each structure provided the suitability of the building has not materially changed in the interim. Given the results from update PRA surveys and extensive survey work between 2014 to 2023, the below survey effort was deemed proportional and sufficient. For many buildings, this has resulted in only one top-up survey being required. A small number of buildings have been elevated from Negligible to Low and were therefore subject to a single survey in 2026, in line with industry guidelines. Two buildings have increased in suitability from Low to Moderate and were therefore subject to two emergence surveys in 2026 (Collins, 2023). Two structures can be visibly exhaustively searched for bats and were therefore subject to at least one additional visual survey. Bat surveys were undertaken between July and August in 2026, as explained in Table 2 below.

3.36 A single tree referred to as ‘oak’ throughout this report, was also surveyed on one occasion via an emergence survey. This tree was confirmed as a Natterers roost through eDNA analysis via swabbing survey. In order to establish how many bats are using the roost feature and to establish the roost type, an extra emergence survey was undertaken on top of the three climbing surveys. The survey was undertaken with an un-manned NVA (thermal imaging camera) and Anabat Scout recording automatically from ultrasonic trigger with the video footage reviewed post survey completion. The survey methodology followed industry standard guidance as identified in paragraph 3.30 above.

Table 2: 2026 Emergence survey effort

Built structure	Has suitability materially changed (increased) since 2023?	Detail of planned emergence survey effort for 2026
1	No	Single top-up emergence survey
2	No	Single top-up emergence survey
3	No	Single top-up emergence survey
4	No	No further survey
5&6	No	Single top-up emergence survey
7	No	No further survey
8	No	No further survey
9	No	Single top-up emergence survey
10	No	No further survey (NB: outside site boundary)
11	No	No further survey
11a	Structure could not be found	NA
12	No	Single top-up emergence survey
13	No	Single top-up emergence survey
14	No	Single top-up emergence survey
15	Not previously assessed	Single emergence survey
16	Yes – increase from Negligible to Low	Single emergence survey
17	No	Single top-up emergence survey
18	No	Single top-up emergence survey
19	No	No further survey
19a	No	No further survey
20	No	Single top-up emergence survey
21	No	Single top-up emergence survey
22	No	Single top-up emergence survey
23	No	No further survey
24	Yes – increase from Negligible to Low	Single emergence survey
25	Yes – increase from Negligible to Low	Single emergence survey
26	No	No further survey
27	No	One emergence survey scheduled due to presence of newly identified lesser horseshoe roost in 2026
28	Yes – increase from Low to Moderate	Two emergence surveys
28a	No	Single top-up emergence survey
29	No	Single top-up emergence survey
30	No	Single top-up emergence survey
31	No	No further survey
32	No – from Confirmed roost to Low	Single top-up emergence survey
33	No (NB: decreased from Moderate to Low)	Single top-up emergence survey
34	No	No further survey
35	No – from Confirmed roost to Negligible	No emergence survey – but the structure will be subject to a second visual assessment in 2026 as only a single lesser horseshoe was seen in the past inside.
36	No	No further survey
37	Building removed	NA
38	No	Single top-up emergence survey
39	No	Single top-up emergence survey
40	Yes – increase from Low to Moderate	Two emergence surveys
Y	Not previously surveyed	No further survey
Z	Not previously surveyed	No further survey – structure will be subject to a second visual assessment in 2026
Fire station	Not previously surveyed	Single emergence survey

3.37 Table 3 below identifies buildings surveyed and relevant timings and weather conditions.

Table 3: 2026 emergence survey dates, personnel and conditions

Built structure	Survey date	Survey timings	Surveyors	Weather conditions
1	12.08.2026	Sunset: 20:35 Start: 20:20 End: 22:05	Emily Dickins Hannah Smith Level 2 Class Licence 2015-12267-CLS-CLS Suzanne Disney	Rain: None Wind: 0 Cloud: 0-1/8 Temperature: 22.6-25.2
2	12.08.2026	Sunset: 20:35 Start: 20:20 End: 22:05	Jamie Peacock Nikki Morton Licence number 2020-44906-CLS-CLS) Daniel Woodhouse Katie Hawke	Rain: None Wind: 0 Cloud: 0-1/8 Temperature: 22.6-25.2
3	12.08.2026	Sunset: 20:35 Start: 20:20 End: 22:05	Simeon Smith Jack Curry Anna Senior	Rain: None Wind: 0 Cloud: 0-1/8 Temperature: 22.6-25.2
5&6	28.07.2026	Sunset: 21:01 Start: 20:46 End: 22:46	Jack Moher Gem Toes-Chrichton Suzanne Disney	Rain: None Wind: 1/7-3/7 Cloud:2/8 Temperature:19.4-23
9	28.07.2026	Sunset: 21:01 Start: 20:46 End: 22:46	Anna Muckle Licence no: (CL18 - Level 2: 2025-85243-CL18-BAT) Charis Melia Simeon Smith Licence No: CL18 2017-25128-CLS-CLS	Rain: None Wind: 1/7-3/7 Cloud:2/8 Temperature:19.4-23
12	01.07.2026	Sunset: 21:29 Start: 21:14 End: 23:00	Jack curry & un-manned night vision aid (x2)	Rain: None Wind: 1/7-2/7 Cloud:6/8-7/8 Temperature:15.8-19.1
13	05.08.2026	Sunset: 20:48 Start: 20:33 End: 22:18	Jamie Townsend Hannah Smith Simeon Smith	Rain: None Wind: 1/7-4/7 Cloud:0/8-2/8 Temperature: 14.9-16.9
14	20.08.2026	Sunset: 20:19 Start: 20:04 End:21:43	Emily Dickins Jamie Peacock Daniel Woodhouse Chris Starnes	Rain: None at beginning but light rain at end of survey Wind: 1/7-2/7 Cloud: 5/8-7/8 Temperature:14.3-16.8

Built structure	Survey date	Survey timings	Surveyors	Weather conditions
			One unmanned NVA	
15	05.08.2026	Sunset: 20:48 Start: 20:33 End: 22:18	Jack Curry and two unmanned NVA's	Rain: None Wind: 1/7-4/7 Cloud:0/8-2/8 Temperature: 14.9-16.9
16	05.08.2026	Sunset: 20:48 Start: 20:33 End: 22:18	Anna Senior	Rain: None Wind: 1/7-4/7 Cloud:0/8-2/8 Temperature: 14.9-16.9
17	28.07.2026	Sunset: 21:01 Start: 20:46 End: 22:46	Jack Curry & un-manned NVA (x2) Jamie Townsend	Rain: None Wind: 1/7-3/7 Cloud:2/8 Temperature:19.4-23
18	28.07.2026	Sunset: 21:01 Start: 20:46 End: 22:46	Jamie Peacock Susie Topple	Rain: None Wind: 1/7-3/7 Cloud:2/8 Temperature:19.4-23
20	05.08.2026	Sunset: 20:48 Start: 20:33 End: 22:18	Chloe Thompson Emily Dickins	Rain: None Wind: 1/7-4/7 Cloud:0/8-2/8 Temperature: 14.9-16.9
21	21.07.2026	Sunset: 21:12 Start: 20:57 End: 22:52	Suzanne Disney Gem Toes-Chrichton	Rain: None Wind: 2/7 Cloud: 2/8 Temperature:21.1-24.4
22	21.07.2026	Sunset: 21:12 Start: 20:57 End: 22:52	Nikki Morton Chris Starnes Un-manned NVA (x2)	Rain: None Wind: 2/7 Cloud: 2/8 Temperature:21.1-24.4
24	21.07.2026	Sunset: 21:12 Start: 20:57 End: 22:52	Anna Muckle	Rain: None Wind: 2/7 Cloud: 2/8 Temperature:21.1-24.4
25	21.07.2026	Sunset: 21:12 Start; 20:57 End: 22:52	Simeon Smith	Rain: None Wind: 2/7 Cloud: 2/8 Temperature:21.1-24.4
27	05.08.2026	Sunset: 20:48 Start: 20:33 End: 22:18	Chris Starnes Daniel Woodhouse	Rain: None Wind: 1/7-4/7 Cloud:0/8-2/8 Temperature: 14.9-16.9
28	01.07.2026	Sunset: 21:29 Start: 21:14 End: 23:00	Hannah Smith Jack Moher	Rain: None Wind: 1/7-2/7 Cloud:6/8-7/8 Temperature:15.8-19.1
	10.08.2026	Sunset: 20:39 Start: 20:24 End: 22:20	Susie Topple Chris Starnes	Rain: None Wind: 0/7-1/7 Cloud:0/8-2/8 Temperature:15-22
28a	01.07.2026	Sunset: 21:29 Start: 21:14 End: 23:00	Hannah Smith	Rain: None Wind: 1/7-2/7 Cloud:6/8-7/8 Temperature:15.8-19.1
29	05.08.2026	Sunset: 20:48 Start: 20:33 End: 22:18	Nikki Morton Suzanne Disney	Rain: None Wind: 1/7-4/7 Cloud:0/8-2/8 Temperature: 14.9-16.9
30	10.08.2026	Sunset: 20:39 Start: 20:24 End: 22:20	Anna Senior Anna Muckle	Rain: None Wind: 0/7-1/7 Cloud:0/8-2/8

Built structure	Survey date	Survey timings	Surveyors	Weather conditions
			Katie Smith	Temperature:15-22
32	10.08.2026	Sunset: 20:39 Start: 20:24 End: 22:20	Suzzanne Disney Katie Hawke	Rain: None Wind: 0/7-1/7 Cloud:0/8-2/8 Temperature:15-22
33	25.08.26	Sunset: 20:09 Start: 19:56 End: 21:42	Susie Topple Rhiz Myers Unmanned NVA (x1)	Rain: None Wind: 0 Cloud: 2/8-4/8 Temperature: 20.6-21.6
38	25.08.26	Sunset: 20:09 Start: 19:56 End: 21:42	Emily Dickins Daniel Woodhouse Jamie Townsend	Rain: None Wind: 0 Cloud: 2/8-4/8 Temperature: 20.6-21.6
39	20.08.2026	Sunset: 20:19 Start: 20:04 End: 21:43	Chloe Thompson Jamie Townsend	Rain: None at beginning but light rain at end of survey Wind: 1/7-2/7 Cloud: 5/8-7/8 Temperature:14.3-16.8:
40	01.07.2026	Sunset: 21:29 Start: 21:14 End: 23:00	Simeon Smith Nikki Morton	Rain: None Wind: 1/7-2/7 Cloud:6/8-7/8 Temperature:15.8-19.1
	10.08.2026	Sunset: 20:39 Start: 20:24 End: 22:20	Nikki Morton Simeon Smith	Rain: None Wind: 0/7-1/7 Cloud:0/8-2/8 Temperature:15-22
Fire station	20.08.2026	Sunset: 20:19 Start: 20:04 End: 21:43	Jack Moher Gem Toes-Chrichton	Rain: None at beginning but light rain at end of survey Wind: 1/7-2/7 Cloud: 5/8-7/8 Temperature:14.3-16.8
Oak	25.08.2026	Sunset: 20:09 Start: 19:56 End: 21:42	Un-manned NVA	Rain: None Wind: 0 Cloud: 2/8-4/8 Temperature: 20.6-21.6

3.40 In total, eleven positions were an un-manned night vision aid (IR camera or TI camera) deployed for the duration of the survey. A surveyor was in close proximity to cameras. Footage was reviewed post survey to ensure any bats emerging or returning during the survey period were picked up (both un-manned footage in its entirety and specific periods of footage flagged for review by surveyors from manned locations).

3.41 Prior to emergence surveys being undertaken, Buildings 1, 2, 14, 21, 22, 27 were internally inspected for the presence of roosting bats and any recent evidence of use (fresh droppings). Table 4 below identifies the dates of each internal inspection. During the pre-emergence checks, only the core areas previously noted to have roosting bats or signs of roosting bats were checked. The purpose was to establish throughout July and August where horseshoe bats were specifically using, whether there was any indication of numbers of bats seen changing through the two months, and whether there were any signs indicating bat pups were present.

Table 4: Pre-inspection survey dates of Buildings prior to emergence survey

Building	**Date**	**Licenced Lead surveyor**
2	5 August 2026 12 August 2026 20 August 2026	Emily Dickins Nikki Morton Emily Dickins
3	20 August 2026	Emily Dickins
14	25 August 2026	Emily Dickins
20	5 August 2026 20 August 2026	Emily Dickins Emily Dickins
21	28 July 2026 5 August 2026 20 August 2026 25 August 2026	Anna Muckle Emily Dickins Emily Dickins Emily Dickins
22	21 July 2026 28 July 2026 5 August 2026 10 August 2026 12 August 2026 20 August 2026 25 August 2026	Anna Muckle Anna Muckle Emily Dickins Anna Muckle Emily Dickins Emily Dickins Emily Dickins
27	28 July 2026 5 August 2026 10 August 2026 12 August 2026 20 August 2026 25 August 2026	Anna Muckle Emily Dickins Anna Muckle Emily Dickins Emily Dickins Emily Dickins
Z	12 August 2026	Emily Dickins

Building	Date	Licenced Lead surveyor
35	10 August 2026 12 August 2025	Anna Muckle Emily Dickins

Automated static detector surveys for bats

3.42 To determine patterns of bat activity around the Site, automated static detector surveys were carried out in 2014 and 2023. These are being fully updated in 2026. The results of the 2023 surveys are summarised and discussion about previous year's survey results are included in the results section (Section 4) with greater detail included in Appendix 4. Due to the small size of the Site and extensive suite of data obtained during the emergence/ re-entry surveys, Night-time Bat Walkover (NBW) surveys were not carried out as agreed by Natural England during the DAS consultation.

3.43 Full-spectrum automatic recording bat detectors (Wildlife Acoustics Song Meter SM4; "SM4)) were deployed monthly between April and October 2026 (in line with the DAS consultation response). Detectors passively record ultrasonic echolocation calls emitted by bats for at least five nights in each survey month (Natural England confirmed during the DAS consultation five suitable nights of survey are sufficient for this Site). Detectors record in full spectrum and are triggered automatically by ultrasonic sounds.

3.44 Six detectors were deployed across the site during each survey month, in the locations described below (see also Figure 3). The location of the static detectors has remained the same in 2014, 2023 and 2026.

- Location 1 – adjacent to a wire fence in open habitat near to the north-west corner of the site;
- Location 2 – on the edge of a small block of woodland in the centre of the site;
- Location 3 – along the western site boundary, adjacent to an offsite block of woodland;
- Location 4 – along the south-western site boundary adjacent to an offsite block of woodland;
- Location 5 – amongst a group of scattered mature trees in the eastern half of the site; and
- Location 6 – along a row of cherry trees off from the southern site boundary.

3.45 The static detectors are programmed to begin recording from half an hour before sunset until half an hour after sunrise, which allows continuous monitoring to take place during the period when bats are active, i.e. pre-sunset to post-sunrise.

3.46 2026 recording periods are identified in Table 5 below:

Table 5: Automated static detector deployment and total nights captured.

Month	Nights recorded
April (evening of the 24/04/2026 – morning of the 29/04/2026)	5
May (evening of the 20/05/2026 – morning of the 25/05.2026)	5
June (evening of the 24/06/2026 – morning of the 29/06/2026)	5
July (evening of the 21/07/2026 – morning of the 26/07/2026)	5
August (evening of the 21/08/2026 – morning of the 26/08/2026)	5
September (evening of the 23/09/2026 to the morning of the 28/09/2026)	5*
October (evening of the 14/10/2026 to the morning of the 19/10/2026)	5*
Total nights captured per location	35*

* Assuming ongoing September and October deployments record five nights of data. Survey data for September and October is not available in this revision of the report with surveys ongoing.

Bat data analysis

3.47 Bats generate echolocation calls which were recorded by the detectors during the static detector surveys. The .wav data files (the raw files recorded on the SM4s) were converted to Zero Crossing (ZC) files using the software package Kaleidoscope version 4.6.6 and Bats of Europe Classifier 5.4.0 (Wildlife Acoustics, 2024) to enable call analysis using the software package Analook Version 4.7 (Titley Scientific, 2022).

3.48 Five nights of data was analysed for each detector for each season. A species label was attached to each sound file. Where it was clear that two or more individuals of the same or different species were flying together, files were labelled with multiple tags as appropriate.

3.49 *Analook* enables analysis of the relative activity of different bat species by counting the minimum number of bats recorded within discrete sound files. Once triggered by ultrasound, the SM4 records sound files with a duration of 15 seconds, which may contain a number of individual bat calls (or passes). The assessment of relative bat activity between species is based on the relative abundance of recorded calls of each species within the survey period. It should be recognised that a series of separate sound files could represent multiple bats calling infrequently (e.g., as they each pass overhead moving in one direction) or a small number of bats (or even one individual) calling frequently (e.g. bats making repeated foraging passes up and down a feature). Despite this, overall patterns of use of a site by different species can be established based on the regularity of recording.

3.50 Due to the unreliability of auto-analysis software, all bat calls generated by Kaleidoscope Pro, as well as 'Noise' and 'NoID' files, are manually verified by an ecologist experienced in sonogram analysis. The species analysis follows the call parameters as described in Russ (2021). All personnel undertaking sonogram analysis have obtained a 'Certificate of Bat Acoustic Analysis' through Batability. Unexpected, uncommon or rare species are subject to a second manual verification by another experienced ecologist. Files are reassigned a species or genus label accordingly, as a consequence of the verification process.

3.51 Species of the genus *Myotis* are grouped together, as their calls are similar in structure and have overlapping call parameters, making identification to species level problematic (Russ, 2021). For long-eared *Plecotus* species, calls of grey long-eared bats *P. austriacus* and brown-long-eared bats *P. auritus* also cannot be distinguished due to overlapping call parameters. While the Site is outside of the known distribution of grey long-eared, it is not outside of the realms of possibility for grey long-eared as the Site is reasonably close to the known distribution of the species; however, this is unlikely. DNA sequencing was undertaken of sampled droppings to give an opportunity to detect

grey long-eared should they be present. For *Pipistrellus* species, the following criteria based on measurements of peak frequency are used to classify calls as shown in Table 6.

Table 6: Peak call frequencies used to determine Pipistrellus *species during call classification.*

Species	**Peak call frequency**
Common pipistrelle (*Pipistrellus pipistrellus)*	≥ 42 and <49KHz
Soprano pipistrelle (*Pipistrellus pygmaeus*)	≥ 51KHz
Nathusius' pipistrelle (*Pipistrellus nathusii*)	< 39KHz
Common / soprano pipistrelle	≥49 and <51KHz
Common / Nathusius' pipistrelle	≥39 and <42KHz

3.52 In addition, the following categories are used for calls which could not be identified with confidence due to the overlap in call characteristics between species or species groups:

- *Myotis* sp./ *Plecotus* sp. (M*yotis* or long-eared species)
- *Nyctalus* species (either noctule *Nyctalus noctula* or Leisler's *Nyctalus leisleri*)

3.53 The data is exported into a spreadsheet to interpret the recordings. The timing of passes after sunset and before sunrise was calculated to interpret any patterns in bat activity across the night-time period The two hours after sunset and the two hours before sunrise are separated into 20-minute time classes, while the hours within the night-time period are combined into one time class called 'Middle of the night', which could be 6-8 h depending on the length of the night. The time classes also include 30 minutes before sunset 'Before sunset'.

Advanced bat survey techniques

3.54 The Site is located adjacent to the Bath and Bradford on Avon Bats SAC which is designated for the populations of greater horseshoe, lesser horseshoe and Bechstein's it supports. Greater and lesser horseshoe can be confidently identified using bat detectors because of the distinctive character of their calls. However, because the Bechstein's bat call is very similar to other *Myotis* bat species calls they can be very difficult/impossible to separate with a sufficiently high degree of confidence. Therefore, in order to determine presence/likely absence of Bechstein's bat on the Site mist netting was undertaken with the aim of capturing live bats and identifying them in the hand. The 2023 mist netting survey was designed to update the results of the 2014 mist netting surveys (in which four Bechstein's bats were captured, suggesting that this species was using the Site to commute between the SAC and swarming sites). Surveys to catch bats were not repeated in 2026 following consultation with Natural England through the DAS process.

3.55 The mist netting surveys involved the erection of mist nets on poles at two selected locations across the Site. The Ecotone nets were 9 m wide and 3 m high and were installed in locations below tree canopies in order to help to prevent bats from flying round the nets. Netting sites were selected based on the suitability of the habitat to support Bechstein's bats and based on the 2014 capture results. The netting locations are recorded on Figure 4.

3.56 The nets were installed before sunset and left 'open' for a period of at least two hours after sunset. In order to aid the catching of Bechstein's bats an acoustic lure, the Sussex Autobat, was used with the nets which played Bechstein calls throughout the survey period. The microphone of the lure was placed on a stand in the central point along the net.

3.57 The nets were supervised at all times by at least one licenced bat ecologist (Emily Dickins in 2023, and Dr Peter Shepherd MCIEEM in 2014; licence number at the time of the surveys CLS02953). The nets were checked at approximately 5 - 10 minute intervals to see if any bats had flown into the net. If a bat was found to be caught in the net the licenced bat ecologist quickly and carefully extracted the bat from the net (wearing gloves) and put the bat in a cloth bag before it was processed.

Information recorded for each bat included: the species, sex, weight, forearm length, time caught and direction of travel. Bats were immediately released following the recording of biometric data.

3.58 Survey dates, weather conditions and licenced personnel present on each survey are summarised in Table 7.

Table 7: Mist netting survey details undertaken in 2014 and 2023

Date	Lead Licenced surveyor	Start time	End time	Weather conditions
28 August 2014	PS	20:30	01:30	2/8 cloud cover, light breeze, 14 - 12°C, no rain.
15 September 2014	PS	20:00	00:00	1/8 cloud cover, light breeze, 18 – 13°C, no rain.
29 September 2014	PS	19:00	22:30	7/8 cloud cover, light breeze, 18 – 16°C, no rain
09 August 2023	ED	21:30	02:30	4/8 cloud cover, light breeze, 19 - 17°C, no rain.
07 September 2023	ED	20:00	23:00	1/8 cloud cover, calm, 24 – 22°C, no rain.

Badger survey

3.59 An updated walkover survey to search for evidence of badger was conducted on 02 June 2026 by Anna Senior MCIEEM, an experienced and independent ecologist previously a Principal Ecologist at BSG Ecology. The survey involved walking the site looking for evidence of badger activity including setts and other field signs such as runs, paw prints, latrines, feeding scrapes and hairs. All holes and scrapes were examined to assess their use. Any field signs were mapped. The weather during the survey was partially cloudy and calm with a temperature of 14° C and periods of intermittent light rain.

3.60 In this assessment a sett is defined as “any structure or place which displays signs indicating current use by a badger”. “Current use” is generally interpreted as having been used at any point in the last 12 months. Where a sett was recorded, it was classified in accordance with the following criteria:

- Main – normally the focal, breeding sett for a badger social group. Generally always occupied, main setts usually have several active holes with radiating tracks, latrines and other signs of activity. The actual number of holes can vary greatly, depending on social group size and soil conditions.
- Annexe – a secondary sett, close to the main sett and normally connected to it via obvious tracks. Used as a secondary breeding location but may not be occupied constantly, even when the main sett is very active.
- Subsidiary – occurring at a greater distance from the main sett and not as clearly linked to it as an annexe. Still within the territory of a social group and may be seasonally used.
- Outlier – less frequently used and often used temporarily by a social group or by ostracised individuals, these setts may be colonised by other species when not in use by badgers.

3.61 In addition to classifying each sett the number of holes was counted and their status recorded using the following criteria:

- Well-used: being clear of any debris or vegetation, obviously in regular use and may or may not have been excavated recently.
- Partially used: not in regular use and have debris such as leaves and twigs in the entrance or have moss and/or other plants growing in or around the entrance. Partially used holes could be in regular use after a minimal amount of clearance.

- Disused: not been in use for some time, partially or completely blocked and could not be used without a considerable amount of clearance. If the hole has been disused for some time, all that may be visible is a depression in the ground where the hole used to be and the vegetated remains of the spoil heap.

Reptile survey

3.62 The 2014 ecological surveys noted that the grassland on Site was managed for amenity purposes by regular mowing; however, sometime around 2020 this management has ceased and the Site has become dominated by long, tussocky grassland with dense and scattered scrub encroaching from the boundaries which now provides suitable habitat for reptiles (see "Habitats" and "Reptiles" under *Results* in Section 5 below).

3.63 A reptile survey was conducted in 2023 to determine whether reptiles had colonised the suitable habitat on Site since 2014.

3.64 One hundred and seventeen artificial refugia (bitumen felt mats measuring 1 m x 1.5 m) were deployed in suitable habitat areas on 22 August 2023 and allowed to "bed in" for two weeks before checks commenced. This survey effort is significantly in excess of the 5-10 refugia per hectare specified in industry standard guidance (Froglife, 1999) and is considered suitable to give a high degree of confidence in the resulting presence-absence estimate. Locations of refugia are displayed in Figure 5.

3.65 The refugia were checked on seven subsequent occasions in September 2023 in suitable weather (generally dry weather with the temperature between 10°C and 18°C) to check for reptiles basking on top or beneath them. The surveyors also searched for reptiles basking in other suitable sunny locations. The dates and weather conditions of reptile surveys are set out in Table 8.

Table 8: Dates and conditions of reptile surveys

Visit	Date	Start time	End time	Weather conditions
1	06/09/2023	08:20	09:55	0/8 cloud cover, calm, 18°C, dry.
2	11/09/2023	08:30	10:15	8/8 cloud cover, light breeze, 18°C, dry.
3	15/09/2023	08:54	10:00	8/8 cloud cover, light breeze, 14°C, dry.
4	19/09/2023	09:29	10:53	8/8 cloud cover, fresh breeze, 16°C, very light drizzle.
5	22/09/2023	09:30	11:30	1/8 cloud cover, light breeze, 17°C, dry.
6	26/09/2023	10:20	11:39	3/8 cloud cover, light breeze, 17°C, dry.
7	28/09/2023	10:30	11:20	6/8 cloud cover, light breeze, 15°C, dry.

3.66 Due to the confirmation of a 'Good' population of slow worm being present in 2023, repeating surveys in 2026 was considered disproportionate to the additional certainty and data that repeating surveys would bring.

Biodiversity Net Gain (BNG)

3.67 The biodiversity gain assessment identifies a measure of biodiversity change using the Statutory Biodiversity Metric (the metric) (Defra, 2024) and the associated User Guide (Defra, 2024) and other relevant guidance, to calculate the biodiversity gain outcome of the development.

3.68 The metric is a tool used to measure biodiversity losses and gains in relation to habitats. The metric has been used to calculate the biodiversity value of the Site before the development (baseline) and to provide a provisional value after the development. The purpose of the metric values after the development is to provide sufficient comfort and certainty to the local planning authority in their consideration of the development that biodiversity gain can be achieved in principle for this development i.e. the biodiversity gain condition can be met. The final metric outcome is subsequently

calculated and included in the Biodiversity Gain Plan (BGP) which is to be submitted following planning consent to inform the discharge of the biodiversity gain condition/ informative.

3.69 Information about the post-development habitats to be created at the Site was informed by the most recent site layout plan produced by MHP Design Ltd (Drawing Number: 25223.101 Rev D; Dated: 21 May 2026).

3.70 The proposed habitat types on the site layout plan selected based on the appropriate categories in the Statutory Biodiversity Metric taking into account habitat definitions. The proposed habitats were assigned a condition based on professional judgement, taking into account the planting proposals, the proposed management of these habitats in the future, and the difficulty of effectively establishing these habitats.

3.71 The Wiltshire and Swindon Local Nature Recovery Strategy (LNRS)[3] was reviewed to determine if, where and to what extent targeted habitat creation could be achieved within the Strategic Significant Habitat Network on-site.

3.72 The metric enables determination of whether the development is likely to result in losses or gains in biodiversity unit terms. The metric is used to numerically quantify the value of biodiversity at a site and can be used to inform an evidence base on the extent of required mitigation for a development, the extent of residual biodiversity impact and, if necessary, to identify the amount of required compensation. The Environment Act 2021 and associated secondary Regulations (SI2024 No's 44-50) together require biodiversity gain of 10% as a general condition of planning permission.

3.73 Reference is made to the following in this assessment:

- The Biodiversity Gain Requirements (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 (SI No. 50).
- National planning policy guidance, as set out within the NPPF, in relation to securing measurable biodiversity gain through development proposals.
- Relevant local planning policy and supplementary planning guidance.
- The biodiversity net gain good practice principles (CIRIA, CIEEM, CIEMA, 2019).

Limitations to methods

3.74 Dense bramble dominant scrub is increasingly becoming overgrown on Site, which is limiting access to some small areas of the Site. In most cases, this has resulted in change in habitats from grassland to scrub. Where scrub prevents access, this is only to limited areas and the surveyor can view over the scrub and is therefore this is not considered to have been a significant limitation to the study.

3.75 Limitations were noted during the preliminary GLTA of trees. These consisted of some tree with dense canopies limiting visibility and some trees being covered in dense ivy. These include trees noted as provision PRF-I and FAR, and therefore further endoscoping assessment is required to provide confidence in the classification of some trees. This is not seen as a significant limitation as further survey work was carried out in the summer of 2026, including climbing surveys.

3.76 Dense vegetation around external aspects of Buildings limited views and access during the update emergence surveys. Vegetation consisted of dense bramble and was noted around Buildings 1, 3, 12, 16, 33. Building 12 and 16 were notably overgrown with bramble covering the north, south and western aspects. This is not seen as a significant limitation as the vegetation is presumed to also act as a barrier to bats accessing the buildings due to its density across these aspects.

3.77 During the badger survey, several patches of dense scrub were encountered throughout the Site which could not be exhaustively searched. These areas were circumnavigated and examined for evidence of paths leading into them and other evidence of recent use by badgers. Further, during the badger survey, it was not possible to access or view adequately all areas of land outside the Site but within 30m of the Site boundary. Where these areas could be viewed from the Site no signs of

[3] Wiltshire and Swindon LNRS Interactive Map

badger activity were noted and, in view of the low levels of badger activity recorded during the survey, it is unlikely that any large or very active setts are located within these areas. However, precautionary measures are set out in Section 7 to address this and the above limitation.

3.78 For the BNG assessment, a combination of industry guidance and professional judgement has been used to identify habitat type/s and area (in ha) of habitat/s that could be created, what condition they would realistically achieve and how they could be practically managed and maintained within the context of the Site, taking into account operational requirements.

4 Results and Evaluation

Consultation – Natural England

4.1 A DAS consultation request was submitted to Natural England (ref: DAS/ 544942) on 30 March 2026, and a response received 01May 2026. A summary of the DAS consultation is as follows:

- Natural England agreed that five nights of suitable weather were sufficient for static detector surveys. This method is adopted in the 2026 survey effort.

- Natural England would only typically require update mist netting if there was a major redesign creating a new high-risk flight pinch point or a new requirement was identified to support radio-tracking to identify unknown maternity roost.

- Natural England would not require a full suite of emergence surveys and top-up surveys would be satisfactory where no material changes have occurred and findings correlate with previous surveys.

- The current design of the two purpose-built bat barns each (5x5m, single story) overall meets Natural England expectations. Natural England requires the height to be in excess of 2.8m. They are appropriate for low-medium numbers of lesser horseshoe and occasional greater horseshoe use as they include open flight voids, pitched tiled roofs and appropriate felt lining is proposed. They include hot-boxes and have an east-west roof orientation which should support suitable environmental conditions. They have broadly suitable access points that ensures no lighting at or near the barns and a permanent lock-off doors to prevent disturbance. Bat access points are to be 40 cm x 30 cm (The Bat Workers' Manual (Mitchell-Jones & McLeish, 2004) or 600 mm wide and 300-400 mm high ((Bat Mitigation Guidelines, 2004). The access point orientation should consider current flightlines and to avoid cold winds and driving rain accessing the roost which is typically from west to northwest. The location aligns with known commuting routes and SAC connectivity, and they will be constructed prior demolition.

- The information in the Rudloe Habitat Regulations Assessment Report is based on the surveys in 2014. We would expect the more recent and updated surveys to be used to support this assessment. In addition, any updated research since this was written should be researched and used where appropriate. An update screening assessment may be required to determine whether an Appropriate Assessment is now necessary. Given that the review of the HRA was limited, as it was undertaken solely for licensing purposes, we recommend that this matter is discussed further with the relevant area team, as previously advised.

- In relation to slow worms, given the propose of the development, there is no licence required. The responsibility for ensuring compliance with the Wildlife and Countryside Act 1981, including the avoidance of killing or injury to slow worms, rests with the developer and the ecologists.

4.2 BSG Ecology requested further consultation from the local area team at Natural England (Wessex Area Team) regarding the HRA matter and slow worm. This requested was made on 27 May 2026 and a reply is pending at the time of report issue.

Consultation – Wiltshire Council

4.3 The pre-application raised the following summarised points of advice:

- The application must include an up-to-date desk study for bats including contacting the local mammal recorder.

- An update walkover and reassessment of trees and buildings to ensure there are no significant changes to habitats.

- Bat surveys must be in accordance with the Bat Surveys for Professional Ecologists (version 4) unless otherwise fully justified.

- Static Surveys should include April – October (inclusive)

- Bats surveys must be in accordance with the Council's Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (2015).

- Surveys and mitigation must fully comply with Corsham Batscape Strategy (2019) and the accompanying & Corsham Neighbourhood Plan (2016-2016).

- There has been a lot of development in the vicinity since the previous Ecological Impact Assessment and as such the updated Ecological Impact Assessment must include a thorough updated cumulative effects assessment.

- The application must be supported by a lighting impact assessment and submitted in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance Note GN08/23 Bats and artificial lighting at night, issued by the Bat Conservation Trust and Institute of Lighting Professionals.

- Natural England must be consulted on the proposals (under the Discretionary Advice Service) as part of the desk study and therefore survey scope may change to the above.

Designated sites

International sites

4.4 One international designated site is present within 10 km of the Site, the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC). This designated site is formed of multiple parcels of land, the closest of which is 15 m west of the Site (on the opposite side of Bradford Road). The SAC is designated for internationally important populations of three bat species: greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *R. hipposideros*, and Bechstein's bat *Myotis bechsteinii.*

4.5 The SAC contains approximately 15% of the UKs greater horseshoe bat population (Joint Nature Conservation Council (JNCC), undated) which hibernate within a complex of disused mines. Bechstein's bat and lesser horseshoe have also been found to hibernate within the mines. The greater horseshoe bat and Bechstein's bat are Annex II species which are the primary reasons for selection of the SAC. The lesser horseshoe bat is also an Annex II species and is an additional qualifying feature of the SAC.

Statutory sites

4.6 Two Sites of Special Scientific Interest (SSSIs) are located within 2 km of the Site:

- Box Mine SSSI is located 15 m west of the Site and is one of four underpinning SSSIs associated with the Bath and Bradford-on-Avon Bats SAC. This SSSI (measuring 56.6 ha) comprises an extensive network of man-made tunnels, which seasonally supports up to 10% of the total British population of greater horseshoe bats (English Nature, undated). Small numbers of bats use the system throughout the year, but the site is particularly important for bats as a hibernaculum between October and May and as a dispersal site in July and August. Other bat species using the mine system include whiskered *Myotis mystacinus*, Brandt's bat *M. brandtii*, Natterer's bat *M. nattereri*, Daubenton's bat *M. daubentoni* and lesser horseshoe.

- Corsham Railway Cutting SSSI (6.6 ha) is located approximately 935 m to the east of the Site and is notified for its geological interest. This SSSI is within an active railway cutting and does not appear to be publicly accessible. While detailed assessment of impacts on this SSSI is not within the scope of this ecological report, this factor and the distance between the SSSI and the Site means it is unlikely to be affected adversely by the Proposed Development. Corsham Railway Cutting SSSI is not considered further in this report.

- Cotswolds Area of Outstanding Natural Beauty (AONB) is located within 15 m west of the Site. This is an area of mixed habitats within a predominantly underly geology of Jurassic limestone.

Non-statutory sites

4.7 A total of 11 non-statutory Local Wildlife Sites (LWSs) and two Protected Road Verges (PRVs) are located within 2 km of the Site. These are described in Table 9.

Table 9: Non-statutory designated sites within 2 km of the Site.

Site name	Description (provided by WSBRC)	Distance and direction from Site
Kingsmoor Wood LWS	Ancient semi-natural woodland with some conifer planting.	570 m S
Chapel Plaister Verge PRV	No information provided – PRVs are typically designated for botanical/habitat interest.	850 m SW
Box Hill Common LWS	Common land consisting of limestone grassland, scrub and woodland.	930 m W
By Brook LWS	An important system of streams and brooks with high floristic and faunal diversity.	1.34 km W
Hazelbury Common LWS	A small common, consisting of a slightly sloping area of limestone grassland surrounded by hedgerows.	1.43 km SW
Wadswick Common Verge PRV	No information provided – PRVs are typically designated for botanical/habitat interest.	1.45 km SW
Brown's Wood LWS	A small ancient broadleaved woodland site.	1.48 km NW
Rudloe Wood LWS	A small stand of mixed woodland.	1.49 km N
Privett's Wood LWS	Ancient woodland on hillside.	1.53 km SW
Hazelbury Fields LWS	Unimproved calcareous grassland in a narrow field between two woodlands.	1.77 km SW
White Wood, Box LWS	Ancient woodland overlooking A361 and tributary of By Brook.	1.82 km SW
Pickwick Fields LWS	A shallow limestone valley with unimproved grassland on slopes.	1.84 km N
Botleaze Wood LWS	A small area of semi-natural ancient broadleaved woodland next to Cottles Wood.	1.90 km S

Habitats

4.8 Habitats at the Site are presented in Figure 6 and described in Table 10.

4.9 The Lowland mixed deciduous woodland is a Habitat of Principal Importance (HPI)[4]. No other habitats on Site are likely to meet the definitions of HPIs.

[4] As listed under Section 41 of the Natural Environment and Rural Communities Act 2006. See Appendix 1.

Table 10: Habitats within the Site

Habitat	Description
Other neutral grassland	The Site is dominated by grassland which surrounds the former barracks buildings. This grassland was formerly managed by regular mowing during the military use of the Site but has been unmanaged in recent years, allowing a long, tussocky (but variable) sward to develop. Some areas of grassland, particularly on the higher ground in the north and west of the Site, have a relatively high species richness consistent with the length of time since the areas were regularly fertilised. These areas feature predominantly species typical of neutral grassland, although in localised patches some species indicate a slightly calcareous character. The grass component of the sward features frequent to abundant false oat-grass *Arrhenatherum elatius* and red fescue *Festuca rubra*, with creeping bent *Agrostis stolonifera* and hairy sedge *Carex hirta* also being frequent. Glaucous sedge *Carex flacca* is frequent throughout the site, occasionally attaining co-dominance with false-oatgrass, and spring sedge *Carex caryophyllea* and field wood-ruch *Luzula campestris* are occasional throughout areas of rabbit grazed grassland. The herbaceous community predominantly includes abundant lady's bedstraw *Galium verum*, frequent ground ivy *Glechoma hederacea*, creeping cinquefoil *Potentilla reptans*, and occasional yarrow *Achillea millefolium*, common ragwort *Senecio jacobaea*, mouse-ear hawkweed *Pilosella officinarum,* ribwort plantain *Plantago lanceolata,* germander speedwell *Veronica chamaedrys,* traveller's joy *Clematis vitalba,* and bird's foot trefoil *Lotus corniculatus*. A variety of additional species were recorded rarely; these predominantly included species characteristic of neutral grassland, although the localised presence of quaking grass *Briza media*, upright brome *Bromopsis erecta,* yellow oat-grass *Trisetum flavescens* and common gromwell *Lithospermum officinale* indicate that a slightly calcareous character is present in places. Pyramidal orchid *Anacamptis pyramidalis* is occasional to locally frequent throughout the grasslands at the Site, also occurring in species-poor stands classified as modified grassland, and common spotted-orchid *Dactylorhiza fuchsii* occurs rarely. Due to the absence of management, scrub is beginning to encroach on the grassland and bramble *Rubus fruticosus agg.* is present occasionally within the sward. Most indicator species of neutral or calcareous conditions were recorded rarely in the sward and at low abundance. This factor, together with the moderate species richness recorded throughout the sward, mean that the grassland is not considered to meet the definition of any HPI grassland type such as Lowland Meadows or Lowland Calcareous Grassland, and as such it is best categorised as Other Neutral Grassland. For a full species list and relative abundances, see Target Note 1 in Appendix 5.
Modified grassland	The remaining grassland on Site, particularly in the south and east, is more species-poor, more dominated by grasses and more homogeneous in structure. False oat-grass is at least abundant in these areas and in many areas is dominant, with red fescue recorded occasionally and other grasses (creeping bent, cock's foot *Dactylis glomerata* and tall fescue *Schedonorus arundinaceus*) being present rarely. Common ragwort, lady's bedstraw, white clover, traveller's joy, creeping thistle *Cirsium arvense* and white clover *Trifolium repens* were recorded occasionally, with the remaining herbaceous species being rarely present, typically at the edges where this grassland type adjoins the Other Neutral Grassland. Due to its lower species richness (eight or fewer species per m^2) and minimal cover of neutral or calcareous indicator species, this grassland does not meet the description of Other Neutral Grassland and is classed as Modified Grassland. For a full species list and relative abundances, see Target Note 2 in Appendix 5. An additional area of grassland immediately to the south-west of the active MOD fire station is also comparatively species-poor but is managed by regular mowing to produce a short sward. This features a different community of grasses and herbs (Target Note 4 in Appendix 5) but is also classified as Modified Grassland.
Lowland mixed deciduous woodland	Two parcels of broadleaved woodland are present on Site; a small copse south of the MOD fire station and a larger parcel on the north-eastern boundary of the Site. These woodlands are not listed as ancient woodland within the Ancient Woodland Inventory, however there are a number of mature trees and no signs of recent origin. Historic mapping (National Library of Scotland, 2023) indicates that both parcels have been present since at least the late 19th century.

Habitat	Description
	The smaller parcel south of the fire station (Target Note 4 in Appendix 5) features a small number of mature and semi-mature trees (principally beech *Fagus sylvatica* with some ash *Fraxinus excelsior*, sycamore *Acer pseudoplatanus* and pedunculate oak *Quercus robur*) over a predominantly very open, sparse understorey. The ground layer is patchy, with some areas dominated by bramble and some areas featuring only a light cover of ground ivy, common nettle *Urtica*, dog's mercury *Mercurialis perennis* and germander speedwell *Veronica chamaedrys*. The larger parcel to the east features a similar species composition, but due to its larger size there is significantly more structural complexity. The canopy is predominantly a mixture of beech, ash and sycamore with several mature specimens and some rarer canopy species admixed. There is a locally dense understorey with prominent sycamore, elder *Sambucus nigra,* field maple *Acer campestre*, privet *Ligustrum vulgare* and hazel *Corylus avellana* (including evidence of historical coppicing). The ground layer is also patchy, with abundant dog's mercury, frequent to locally abundant bramble and common nettle, and occasional germander speedwell, wood avens *Geum urbanum* and wood dock *Rumex sanguineus*. Both of the woodland parcels meet the definition of the *Lowland Mixed Deciduous Woodland* HPI (Maddock, 2011). See Target Note 5 in Appendix 5 for a full species list.
Other woodland, broadleaved	An additional belt of woodland is present on the north-eastern boundary in the east of the Site (Target Note 6 in Appendix 5). This woodland forms a dense single-aged stand of young trees and the remains of tree guards are conspicuous throughout, although in the north-west the canopy is more open. Historical aerial imagery (Google, 2023; Historic England, 2023) indicates that this woodland was planted at some time between 1967 and 2002; it may be contemporaneous with the adjacent building which appears to date approximately from the 1990s. The canopy is predominantly field maple with frequent sycamore and occasional ash and alder *Alnus glutinosa*. The understorey comprises holly *Ilex aquifolium* and the non-native cherry laurel *Prunus laurocerasus*. The ground layer is dominated by ivy *Hedera helix* with frequent bramble and saplings of the canopy trees. The more open north-western section features a much more dense understorey/ground layer including common nettle, bramble, gorse *Ulex europaeus*, pendulous sedge *Carex pendula* and the non-native buddleia *Buddleija davidii*. Due to its evidently recent origin this woodland does not meet the definition of the *Lowland Mixed Deciduous Woodland* HPI. See Target Note 6 in Appendix 5 for a full species list.
Introduced shrubs	A small area by the former mess block was evidently ornamental planting when the Site was in use, although invaded by scrubby species and trees such as bramble and silver birch *Betula pendula* it remains dominated by non-native species, including cherry laurel, buddleia, a dogwood cultivar *Cornus* sp., Leyland cypress *Cypressa* x *leylandii*, rose-of-Sharon *Hypericum calycinum* and a *Pyracantha* species. This habitat is classified as Introduced Shrub and does not meet the definition of any HPIs. Two additional small patches dominated by buddleia at the southern tip of the Site are also classified as Introduced Shrub.
Bramble scrub	In numerous areas around the external boundaries of the Site (and around the disused buildings), scrub dominated by bramble has established and displaced the grassland. In places this bramble scrub has largely surrounded and begun to grow over the buildings. This habitat is classified as Bramble Scrub and does not meet the definition of any HPIs.
Mixed scrub	A few small patches of scrub adjacent to the buildings have a more diverse community also including goat or grey willow *Salix* sp in addition to bramble; these areas are classified as Mixed Scrub and do not meet the definition of any HPIs.
Willow scrub	Goat willow dominant with bramble frequent and dogwood and elder rare. Cotoneaster sp. present. Common gromwell rare in the ground flora.
Ruderal/ Ephemeral and Tall forbs (Sparsely vegetated land)	A former car park area in the west of the Site comprises compacted gravel and hardcore. Parts of this have been colonised by the surrounding grassland and self-set scrub is becoming established; the remaining areas are sparsely vegetated. While overall this parcel could fall within the definition of Open Mosaic Habitat, it does not meet the minimum size requirement of 0.25 ha and therefore Ephemeral vegetation is the best fit by definition. This habitat does not meet the definition of any HPIs.

Habitat	Description
Developed land, sealed surface	The remainder of the Site comprises built habitats of the former barracks, including roads, paved footpaths, parking and turning areas, a metalled tennis court, and 42 buildings (two buildings are off-site, one [11a] could not be located], and one [37] has been removed). These habitats are classified as Developed Land, Sealed Surface and do not meet the definition of any HPIs. The buildings are discussed further in relation to their suitability to support roosting bats under *Bats* below.
Lines of trees	A boundary feature in the far west of the Site comprise a single lines of mature trees which do not appear to have developed from hedgerows (Target Note 7 in Appendix 5). These are classified as Lines of Trees and do not meet the definition of any HPIs.
Other woodland; mixed	This is a n area that was previously a line of trees but has continued to develop into woodland habitat (Target Note 8 in Appendix 5).
Individual Trees	In addition to the parcels of woodland, the Site also includes extensive scattered individual trees of a variety of native and non-native species, including silver birch, sycamore, alder, pedunculate oak, hornbeam *Carpinus betulus*, rowan *Sorbus aucuparia*, hybrid poplar *Populus* x *"robusta"*, a non-native pine *Pinus* sp., an ornamental maple *Acer* sp., an ornamental cherry *Prunus* sp. and laburnum *Laburnum anagyroides*. This habitat does not meet the definition of any HPIs.

Protected and notable species

Bats

Desk study

4.10 WSBRC returned 4,879 records of bats from within 2 km of the Site. Of these, 4,134 records were identified to species level comprising 15 species: lesser horseshoe *Rhinolophus hipposideros* (738 records), greater horseshoe *R. ferrumequinum* (642), Natterer's bat *Myotis nattereri* (640), Daubenton's bat *M. daubentonii* (350), brown long-eared bat *Plecotus auritus* (157), common pipistrelle *Pipistrellus pipistrellus* (590), serotine *Eptesicus serotinus* (302), soprano pipistrelle *Pipistrellus pygmaeus* (284), whiskered *M. mystacinus* (67), Bechstein's bat *M. bechsteinii* (58), noctule *Nyctalus noctula* (201), Brandt's bat *M. brandtii* (34), barbastelle *Barbastella barbastellus* (49), Leisler's bat *N. leisleri* (15), Nathusius' pipistrelle *Pipistrellus nathusii* (five) and alcathoe bat *M. alcathoe* (two). There were also a number of records of undetermined *Nyctalus, Pipistrellus, Myotis* and *Plecotus* species. Since 2023, an additional 134 records for bats have been added to WSBRC database for the search area.

4.11 Accuracy of the records ranged from 1 km to 1 m. Many (but not all) of these records probably relate to roost counts within the Bath and Bradford-on-Avon Bats SAC.

4.12 A total of 2204 records of roosts are held by the WSBRC. These are specified as 'roost', 'hibernaculum', or 'maternity roost'. All of these records are 'location withheld' (records within a 1 km square accuracy). A total of 34 roost records since 2023 have been added to the WSBRC database; these include ''roost' or 'hibernacula' records for barbastelle, Brandtts bat, whiskered, serotine, Bechstein's, common pipistrelle, brown long-eared, Natterer's bat and greater and lesser horseshoe in 2024 towards Box, some 1.25 km west. The most recent 'maternity roost' record in the search area dates back to 2018 (lesser horseshoe probably from the Bath and Bradford-on-Avon Bats SAC given the close grid reference to the Site.

4.13 The Wiltshire Bat Group confirmed that they submit all their records to WSBRC, and therefore had no additional records that could support the evaluation of the Site for bats.

4.14 A summary of pre-2023 data for the Site is included in Appendix 3 and drawn on in subsequent sections (see below).

Preliminary Roost Assessment

4.15 The survey information presented includes data from 2026 and summarised for all previous years. Building areas are referenced as per the asbestos demolition survey reports (Greenshield Environmental, June 2016).

4.16 The results of the preliminary roost inspections are summarised in Table 14, and more detailed results presented in Appendix 3. Buildings are classified according to their suitability (see Table 1) and have been assigned a suitability irrespective of if they have had confirmed roosts present (by any survey method) in the past as even though a roost may be identified from the presence of bats or droppings for example, the building is assessed regardless for its ability to support other species. This is particularly important to separate out for this Site given the different roosting preferences for horseshoe species and vesper species.

4.17 A result was obtained for each of the nine samples of droppings sent for multi-species analysis. Results were returned on the 02 June 2026 confirming each sample was positive for lesser horseshoe (Appendix 6). No other species were detected as present within the samples.

4.18 Building numbers, roost suitability and locations of the nine samples of droppings sent for analysis in 2026 are shown on Figure 7.

All buildings are considered to be 'non-classic' hibernation sites[5], and have a Low suitability to support a variety of bat species in the winter. The buildings are damaged through years of vandalism and weathering with no maintenance carried out since the Site ceased to be an active MOD property. The open doors/ windows and damage considered together with the construction of the buildings is unlikely to provide any stable temperature or humidity conditions that bats typically require in a cold winter. However, as winters are increasingly mild and several species are present (historically recorded and with indications of continued use of lesser horseshoe in 2026 to date) the use of the buildings by individual bats between November and early March cannot be entirely discounted. This will be reflected in the ecological advice relating to avoiding and minimising impacts on bats and their roosts as set out in the Ecological Impact Assessment (EcIA), and it will be implemented through a mitigation strategy included within a European Protected Species licence application to facilitate the demolition of the buildings.

4.19 There is no published guidance on how long a roost is considered protected under legislation including where repeated subsequent surveys have not identified continued use of a feature or building by bats. Typically, though, where survey effort has been carried in accordance with published guidelines, generally a period of five years without any evidence of roosting may be considered sufficient to have confidence that a roost is no longer active. This professional judgement must be made by an experienced bat ecologist taking into consideration all data, including the level of survey effort carried out, the consideration of any survey limitations and survey timings, any changes in building condition (which may improve or worsen in its suitability to support bats and their roosts) and the ecology and roosting behaviours of the bat species concerned.

GLTA 2026

4.20 The results of the GLTA are given in full in Appendix 2. A total of eight individual trees on Site were classified as either PRF-M or FAR (an additional FAR tree – tree 'D' is off-site and with no current secured access permission). An additional 15 trees were provisionally classified as PRF-I with a recommendation to undertake further endoscopic inspections to confirm this suitability classification. More than one tree maybe be attributed to a tree reference number due to the grouping of trees on the ground. All other trees which were subject to the GLTA survey were noted as having Negligible suitability to support roosting bats in 2026. Following climbing survey work, trees were upgraded and downgraded accordingly. The updated results are illustrated on Figure 8 and detailed under the Tree climbing surveys section of this report and Table 11 below.

[5] 'Classic' hibernation sites are often underground (e.g. tunnels, caves, mines, cellars) but may also be above ground (e.g. some ice houses and lime kilns) and they provide cool, stable and damp conditions favoured by some species for winter torpor and hibernation (Collins, 2023).

4.21 Twenty-five trees were climbed and seven trees eDNA swabbed including the oak which was swabbed at two different PRFs) during the first climbing survey. Results of the swabbing was used to guide the survey effort for climbed inspections 2 and 3. Trees S1 and N2 were upgraded from PRF-I to PRF-M following an initial climbing inspection. Only three trees in total were identified as PRF-M and subject to two additional climbed inspections. No individual bats or evidence of bats was recorded during any of the climbing surveys undertaken.

4.22 Results from the eDNA swab surveys identified a single tree (an oak south of Building 10) with the presence of Natterers *Myotis nattereri* DNA (see Figure 9 and Appendix 7). The PRF-M feature, a hazard split which has some callousing indicating the split has not been a recently created wound, is located on a horizontal branch on the north aspect approximately 3 m above ground level. The feature is approximately 1.5 m in length. Climbing surveys of the oak on three separate occasions did not record any individual bats using the feature or any evidence (droppings or staining for example). The emergence survey results are discussed in section 4.27 below.

4.23 Results are illustrated in Figure 9 and outlined in Table 11 below;

Table 11: Summary of climbing survey results

Tree reference	Tree roost suitability at GLTA stage	Adjusted tree roost suitability after first climbed inspection	Comments	eDNA swab result
S	PRF-M	PRF-I	Downgraded	Negative
S1	PRF-I	PRF-M	Upgraded No evidence of bats found across three climbed surveys	Negative
J	PRF-I	Negligible	Downgraded	N/A
J1	PRF-I	Negligible	Downgraded	N/A
J3	PRF-M	PRF-I	Downgraded	Negative
J4	PRF-I	Negligible	Downgraded	N/A
H	PRF-I	Negligible	Downgraded	N/A
C1	PRF-I	Negligible	Downgraded	N/A
O2	PRF-I	Negligible	Downgraded	N/A
Q	Not surveyed	Negligible	Fully assessed	N/A
N2	PRF-I	PRF-M	Upgraded No evidence of bats found across three climbed surveys	Negative
BB	PRF-M	PRF-I	Downgraded	N/A

Tree reference	Tree roost suitability at GLTA stage	Adjusted tree roost suitability after first climbed inspection	Comments	eDNA swab result
BB1	PRF-I	Negligible	Downgraded	N/A
BB2	PRF-I	PRF-I	Fully assessed	Negative
BB3	PRF-M	PRF-I	Downgraded	Negative
BB4	PRF-I	Negligible	Downgraded	N/A
U1	PRF-M	Negligible	Downgraded	N/A
V1	PRF-I	PRF-I	Fully assessed	N/A
V2	PRF-M	Negligible	Downgraded	N/A
W1	PRF-I	Negligible	Downgraded	N/A
W5	PRF-I	Negligible	Downgraded	N/A
W10	PRF-M	Negligible	Downgraded	N/A
Z	PRF-I	Negligible	Downgraded	N/A
Oak	N/A	PRF-M	Fully assessed No evidence of bats found across three climbed surveys	Positive for Natterer

Emergence surveys 2023

4.24 The results of the 2023 emergence and re-entry surveys are presented in Appendix 8 and Figure 10. Emergences and/or re-entries were recorded in Buildings 18, 20, 22, 28, 30 and 40 (bold type). All buildings with roosts in 2023 had previously been in use by bats, except buildings 28 and 40.

4.25 Activity levels varied between surveys, but the most frequent foraging activity was recorded in buildings around the centre of the Site near the onsite woodlands and around the well-vegetated boundaries, and the lowest levels of activity were recorded in the north-west and south-east of the Site.

Emergence surveys 2026

4.26 The results of the 2026 emergence surveys are presented in Figure 11-18 with a summary of 2026 results illustrated in Figure 19. Bat emergences and/or re-entries were recorded in Buildings 2, 3, 18, 30, 32 and 33. No significant new roosts were recorded during these updated surveys, with common pipistrelle (Building 18, 30, 32 and 33), serotine (Building 30), and lesser horseshoe (Building 2 and 3) day roosts recorded. All three species have been recorded in previous years roosting within the same or different buildings on Site (see Table 14 for a full across-year summary).

4.27 Photographs are included showing the views of NVA positions at the darkest point in the survey (Section 9). Note that surveyors will be able to view a wider viewshed of the building and its immediate surroundings than any NVA can. The generation of screenshots from video footage and reproduction into a report can distort the colour contrast/ brightness.

4.28 Similar to 2023, background bat activity levels varied across the surveys. Activity in the northwest of the Site in proximity of Building 1-3 was notably lower than other more central and southern areas of the Site surveyed.

4.29 The emergence survey of the oak recorded no emergences following post survey footage review. No bats were seen during the footage review investigating the feature, commuting or foraging within proximity of the tree. There is limited evidence to utilise to assess the roost characterization. The absence of evidence and individual bats during the surveys indicates the tree is not used by a maternity roost or as a frequently used day roost. The feature does not offer optimal hibernation conditions and is likely to support day roosting individuals and not a roost of conservation significance.

4.30 Confirmed emergences including number of bats recorded, species and any known / approximate access points are detailed in Table 12 below

Table 12: 2026 confirmed bat emergences

Building	Estimated no. bats	Species	Roost location / access point
2	1	Lesser horseshoe	Emerged from open door on eastern aspect of the building at approximately 21:08.
3	1	Lesser horseshoe	Emerged from open door on western aspect of the building at approximately 21:08.
18	2	Common pipistrelle	Emerged from gap between brickwork and metal overhang along apex of building on southern aspect. See Photograph 58. Bats emerged at approximately 21:18 and 21:19.
30	3	Common pipistrelle	A single bat emerged from apex on gable end of the building on the north-eastern aspect. The bat emerged at approximately 21:00. Two emergences from the soffit on the southern aspect at approximately 20:56.
30	1	Serotine	Exact roost access point unconfirmed. Likely emerged from gap between brickwork and cladding on southwestern aspect. The bat emerged at approximately 21:08.
32	1	Common pipistrelle	A single bat emerged from the southeast corner from around the soffit / eaves on the corner of the building at approximately 21:08.
33	1	Common pipistrelle	A single bat emerged from the northern aspect from around the eaves of the building at approximately 21:37.

4.31 Pre-inspection surveys undertaken of various buildings in the afternoon prior to emergence surveys recorded lesser horseshoe bats hanging up within buildings 2 and 22:

- Building 2: on the 12 August a single lesser horseshoe was recorded hanging up within a small roof void which the bat presumably access via missing panel of suspended ceiling. A lesser

horseshoe was later recorded emerging from this building (see Table 12, 13 and 14). A follow up check inside the building after completion of the emergence survey confirmed thar the lesser horseshoe was no longer present.

- Building 22 contained the highest number of roosting lesser horseshoe bats which mirrors historical survey data. A peak count of 11 individual lesser horseshoe were recorded in the building on the 21 July 2026. Bats were observed roosting above the stage area and the auditorium, the store room within the auditorium, the area south of the auditorium (corridors), the room behind the bar area, and once within a room off the foyer. Bats were often seen in flight within these areas, regardless of the time of the day, and often moved roosting location. Bats were sometimes fully resting, and other times unsettled grooming themselves, or interacting with other bats nearby.

4.32 No individual lesser horseshoe bats were recorded in other buildings inspected, though evidence of recent use through fresh bat droppings was noted within Buildings 21 and 27.

4.33 No other species of bat were found during pre-inspection surveys undertaken.

4.34 Results of the pre-inspection surveys are illustrated in relevant emergence survey figures (Figure 11-18) and all pre-inspection survey results are detailed below (Table 13 & Figure 19).

Table 13: Results of the pre-inspection surveys undertaken in 2026

Date	**Building**	**Roosting bats / new evidence recorded**
21/07/2026	22	A peak count of x11 lesser horseshoe. x7 lesser horseshoe bats hanging up above the stage. x4 lesser horseshoe flying within the auditorium and bar area
28/07/2026	21	No bats before emergence survey and no fresh evidence.
28/07/2026	22	A peak count of x10 lesser horseshoe bats hanging up above stage area
28/07/2026	27	No bats before or after emergence survey and no fresh evidence.
5/08/2026	2	Approximately 75 fresh droppings in room in north.
5/08/2026	20	No bats or evidence recorded.
5/08/2026	21	Low numbers of fresh droppings recorded in same place as identified in 2026 PRA
5/08/2026	22	Peak count of x8 lesser horseshoe bats. Individuals recorded hanging above the stage / auditorium, down the stairs, and behind a steel girder in room behind the bar.
5/08/2026	27	Approximately 15-20 fresh droppings found on top of existing

Date	Building	Roosting bats / new evidence recorded
		area of old droppings found during 2026 PRA.
10/08/2026	22	A peak count of x8 lesser horseshoe bats. Seven hanging up above the stage and one hanging up down the stairs.
10/08/2026	27	Door closed since previous survey and stuck in place. Building not accessed.
10/08/2026	35	No bats or evidence recorded.
12/08/2026	1	No bats or evidence recorded.
12/08/2026	2	A peak count of x1 lesser horseshoe present within a void with missing ceiling panel. This is in proximity to dropping sample 1 taken during the 2026 PRA survey.
12/08/2026	22	A peak count of x10 lesser horseshoe bats. Nine above stage, one in girder room behind bar area.
12/08/2026	27	No bats or recent evidence
12/08/2026	35	No bats or recent evidence
20/08/2026	2	No bats or recent evidence
20/08/2026	3	No bats or recent evidence
20/08/2026	20	No bats. Feeding remains still present
20/08/2026	21	No bats or recent evidence
20/08/2026	22	A peak count of x6 lesser horseshoe bats hanging up above the stage area / auditorium, down the stairs and around the bar area.
20/08/2026	27	No bats or recent evidence
25/08/2026	14	Fresh droppings noted
25/08/2026	21	No bats or recent evidence
25/08/2026	22	A peak count of x10 lesser horseshoe. Seven above the stage, one in the bar area and two down the stairs.
25/08/2026	27	No bats or recent evidence

Summary of bat roosts

4.35 A summary of previous bat surveys from 2014-2026 are described in Appendix 3. A total of 19 buildings have current or historic evidence of roosting bats, with species comprising common pipistrelle, lesser horseshoe, greater horseshoe, brown long-eared bat, myotis sp., and serotine. A single tree roost (Natterer's) was also recorded. A summary of the status of roosting bats in buildings on site is given in Table 14. Buildings with roosts which are considered current roosts, are indicated on Figure 20. Historical roosts pre-dating 2021 are not considered current roosts.

Table 14: Summary of 2026 PRA results, and which buildings have previously documented roosts in any year including 2014, 2023 and 2026.

Building number	PRA Suitability (2026)	Confirmed Roost?*	Peak count or estimated no. bats	Status
1	Low	No	-	Not a roost
2	Low	2014: common pipistrelle	1 (peak count)	Small day roost present in 2014 but no subsequent evidence. No emergences identified in the 2026 update survey work.
		2026: Lesser horseshoe	1 (peak count)	Roosting activity noted by lesser horseshoe in 2026, indicates the building is likely a day roost
3	Low	2026: Lesser horseshoe	1 (peak count)	A small day roost was recorded in 2026 during the emergence survey.
4	Negligible	No	-	Not a roost
5	Low	No	-	Not a roost
6	Low	No	-	Not a roost
7	Negligible	No	-	Not a roost
8	Negligible	No	-	Not a roost
9	High	2014: brown long-eared	Uknown	Scattered droppings in 2014. No roosting evidence recorded in 2026.
10	Negligible	No	-	Not a roost
11	Negligible	No	-	Not a roost
11a	Could not be found	No	-	Not a roost
12	Low	No	-	Not a roost
13	Low	2014 and 2020: lesser horseshoe	1 (peak count)	Small day roost in 2014, probably still used in 2020 but no subsequent evidence although roof space was not accessed in 2023 or 2026. No roosting evidence recorded in 2026.
14	Low	2023: *Myotis* (possible)	2 (peak count)	Small day roost in 2023. No subsequent roosting evidence in 2026.
		2021: soprano pipistrell	2 (peak count)	Small day roost in 2021. No subsequent evidence in 2023 No roosting evidence recorded in 2026.
		2020 and 2026: lesser horseshoe	1 (peak count)	Small day roost in 2020. No subsequent evidence in 2023 Fresh droppings noted in 2026. No roosting evidence recorded in 2026.

Building number	PRA Suitability (2026)	Confirmed Roost?*	Peak count or estimated no. bats	Status
15	Low	No	-	Not a roost
16	Low	No	-	Not a roost
17	Low	No	-	Not a roost
18	Low	2020: Probable lesser horseshoe.	1 (peak count)	Evidence of roost detected in 2020. No roosting evidence recorded in 2026.
		2021, 2023 and 2026: common pipistrelle	4 (peak count)	Small day roost present in 2021, and still active in 2023. Small day roost remains present in 2026 (peak count of x2 bats recorded during 2026 emergence survey)
19	Negligible	No	-	Not a roost
19a	Negligible	No	-	Not a roost
20	Low	2021 & 2023: lesser horseshoe	2 (peak count)	Small night roost in 2021. Two bats present in a different part of the building (probably a day roost) in 2023. No roosting evidence recorded in 2026.
		Brown long-eared	Unknown	Feeding remains (two separate cascades of underwing moth wings) present during pre-survey inspection in 2026
21	Low	2020, 2021, 2023 & 2026: lesser horseshoe	1 (peak count)	Small day roost in 2021 and 2023 with lesser horseshoe droppings still present in various locations. A single lesser horseshoe seen roosting in 2026 PRA survey. No bats recorded emerging in 2026 surveys
22	High	2014: brown long-eared (possible)	1 (peak count)	Possible small day roost present in 2014. No roosting evidence recorded in 2020,2023 or 2026.
		2014: common pipistrelle	1 (peak count)	Small day roost present in 2014. No roosting evidence recorded in 2026.
		2014: serotine	1 (peak count)	Small day roost present in 2014. No roosting evidence recorded in 2026.
		2014: greater horseshoe	1 (peak count)	Small day roost observed in 2014. No subsequent evidence recorded, including in 2026.
		2014, 2020, 2021, 2023 & 2026: lesser horseshoe	12 (estimate)	Day roost consistently presents in all visits between 2014 and 2026. This is the main roost location for this species on Site. In 2026 a peak count of x11 adult lesser horseshoes were recorded, with no indication of juvenile bats at any time.
23	Negligible	No	-	Not a roost
24	Low	No	-	Not a roost
25	Low	No	-	Not a roost
26	Negligible	No	-	Not a roost
27	Negligible	2026: Lesser horseshoe	Uknown	A new roost identified in 2026. Likely to be a small number of individuals at most based on quantity of droppings present. No individuals recorded emerging or roosting during the 2026.
28	Moderate	2023: Common pipistrelle	1 (peak count)	Small day roost present in 2023. No roosting evidence recorded in 2026.

Building number	PRA Suitability (2026)	Confirmed Roost?*	Peak count or estimated no. bats	Status
28a	Low	No	-	Not a roost
29	Moderate	2014: common pipistrelle.	1 (peak count)	Small day roost present in 2014. No roosting evidence recorded in 2026
		2021: lesser horseshoe	1 (peak count)	Small day roost present in 2021. No roosting evidence recorded in 2026.
30	Moderate	2021, 2023 &2026: common pipistrelle	3 (peak count)	Small day roosts present in 2021 and 2023 (in different locations). Small day roost with three individuals confirmed in 2026 from emerging from two different roosting locations.
		2026 serotine	1 (peak count)	A single bat emerged in 2026 identifying a small day roost present.
31	Negligible	No	-	Not a roost
32	Low	2021: lesser horseshoe	1 (peak count)	Small day roost present in 2021. No subsequent evidence although partial inspection was only possible in roof void.
		2021 and 2026: common pipistrelle	1 (peak count)	Small day roost present in 2021. No subsequent evidence although partial inspection was only possible in roof void
33	Low	2026: common pipistrelle	1 (peak count)	A small day roost recorded in 2026.
34	Negligible	No	-	Not a roost
35	Negligible	2021: lesser horseshoe	1 (peak count)	Small night roost present in 2021. No roosting evidence recorded in 2026
36	Negligible	No	-	Not a roost
37	Removed	No	-	Not a roost
38	Low	2020: lesser horseshoe	1 (estimate)	Fresh and old bat droppings in 2020. Likely a day roost used opportunistically given differing age of droppings recorded. No roosting evidence recorded in 2026.
39	Moderate	2014 & 2021: common pipistrelle	1 (peak count)	Small day roost present in 2014 and 2021 (in different locations). No roosting evidence recorded in 2026.
40	Moderate	2023: brown long-eared	1 (peak count)	Small day roost present in 2023. No roosting evidence recorded in 2026.
Y	Negligible	No	-	Not a roost
Z	Low	No	-	Not a roost
Fire Station	Low	No	-	Not a roost

**in any year and by any survey method up to and including 2023 and including PRA results and emergence surveys from 2026.*

**Identifies peak numbers of bats emerging during surveys. Estimates are based on volume of droppings where bat were not seen to ascertain a peak count or where multiple bats were moving between rooms of the same building making a peak count unreliable.

Activity Surveys 2023

4.36 Most habitats on Site have suitability for use by foraging bats, particularly the woodland, scrub and long grassland. The absence of current human use of the Site together with the relatively low light levels since MOD use ceased (particularly along the south-western and north-western boundaries) mean that the Site is likely to be of value to foraging and commuting bats, potentially including populations associated with the Bath and Bradford-on-Avon Bats SAC.

4.37 A summary of the data obtained from the automated bat detector survey in 2023 (where locations mirrored those used in 2026 and in other previous years) is provided in Appendix 4.

4.38 A total of 7,324 bat passes were recorded across the six locations and three survey months. At least 11 species of bat were recorded within the Site during the 2023 surveys. These were common pipistrelle (4,628 passes), *Myotis* species (865), lesser horseshoe (398), serotine (316), noctule (297), soprano pipistrelle (276), Leisler's bat (149), brown long-eared bat (92), Nathusius' pipistrelle (70), barbastelle (57), and greater horseshoe (15). There were additionally passes corresponding to unconfirmed bat species including either a *Nyctalus* species or serotine (69 passes), noctule or Leisler's bat (56), either barbastelle or *Myotis* (16), common or soprano pipistrelle (13), either a *Myotis* or brown long-eared bat (5) either a *Myotis* or a serotine (one) and either common or Nathusius' pipistrelle (one).

4.39 Common pipistrelle accounted for the majority of bat passes (63%; with a mean pass rate of 4.8 bats per hour). Greater horseshoe was the least frequently recorded species, with a total of 15 passes summed over the three month monitoring period (giving a mean pass rate of 0.02 bats per hour).

4.40 Overall, average pass rates were highest at Location 4 (16.5 bats per hour), followed by Location 3 (9.5), Location 5 (6.3), Location 1 (5.9), Location 2 (4.2) and Location 6 (3.6). Locations are shown on Figure 3. This indicates that the western boundary of the Site (and potentially the off-site woodland) are of particular importance for foraging and commuting bats, although all parts of the Site is are used by bats to some extent.

4.41 The highest bat activity was recorded in August, (overall average pass rate of 10.29 bats per hour) followed by July (7.45 bats/hour) and September (5.85 bats/hour). The pass rate of most species followed this overall pattern, but the pass rate of *Myotis* species was much higher in September than in August or July (1.81, 0.41 and 0.02 bats/hour, respectively). This indicates that the Site is likely to be seasonally important for bats of this genus in September, perhaps being used as a commuting route to the SAC which is known to be used by bats for hibernation, breeding and mating. The most important location for *Myotis* in September was Location 3, with 235 passes comprising around 38% of the total passes for that month.

4.42 Survey data collected in 2013 also recorded higher levels of *Myotis* activity in September with peak number of passes recorded in September during activity transects and automated static surveys. Passes were significantly higher during the middle of the night across both 2013 and 2023 data with 2864 recorded in 2013 (across deployments between March and October) and 642 in 2023.

4.43 Apart from the "middle of the night" period between two hours after sunset and two hours before sunrise, the highest bat activity was recorded between 41 and 60 minutes after sunset (total 432 passes) and between 61 and 80 minutes after sunset (434 passes). Early bat passes (i.e. within 20 minutes of sunset) were dominated by noctule and common pipistrelle. A total of 193 passes were recorded before sunset or after sunrise (60 noctule, 13 serotine, 8 unconfirmed noctule or Leisler's bat, 17 soprano pipistrelle, 6 unconfirmed serotine or Leisler's bat, 5 Leisler's bat, and 84 common pipistrelle). This suggests that roosts for these bats are located close to the static detectors and may roost on or immediately adjacent to the Site.

Activity surveys 2026

4.44 Automated statics deployed between April and August recorded similar species assemblage to previous years. At least 11 species were recorded with confirmed species mirroring those identified in 2023. See Appendix 4.

4.45 A total of 9,632 bat passes were recorded across the six locations to date. These were common pipistrelle (6,192 passes), *Myotis* species (798), lesser horseshoe (537), serotine (648), noctule (418), soprano pipistrelle (372), Leisler's bat (66), brown long-eared (60), Nathusius' pipistrelle (7), barbastelle (6), and greater horseshoe (79). There were additionally passes corresponding to unconfirmed bat species including either a Leisler or serotine passes (285), noctule or Leisler's bat (89), common or soprano pipistrelle (69), and either common or Nathusius' pipistrelle (6).

4.46 Common pipistrelle accounted for the majority of bat passes (64%) which is similar to 2023 (63%). Greater horseshoe was the least frequently recorded species in 2023, with a total of 15 passes summed over the three-month monitoring period (giving a mean pass rate of 0.02 bats per hour). Activity increased in 2026 with 79 passes (a mean pass rate of 0.05 bats per hour) across April to August. Barbastelle was the least frequently recorded species in 2026 with only six passes recorded compared to 57 in 2023 with a mean pass rate dropping to less than 0.01 bats per hour.

4.47 In 2023 the overall, average pass rates were highest at Location 4 (16.5 bats per hour), followed by Location 3 (9.5), Location 5 (6.3), Location 1 (5.9), Location 2 (4.2) and Location 6 (3.6). Results from 2026 indicate that Location 3 has the most activity with a total of 2,456 passes; though this location did not record the highest common pipistrelle activity on site (1,161 which was still the most recorded species at L3), which was recorded at Location 2 (1,660) and 5 (1,687). This suggests Location 3 is the most important location across the range of species using the Site.

4.48 The highest bat activity was recorded in July, with 2,654 passes in total. April was the least active period with a total of 882 passes.

4.49 Myotis sp. activity increased significantly in July compared to other months with 473 passes (1.9 bats per hour) compared to the next highest activity months (119 passes / 0.41 bats per hour in May and 165 passes / 0.55 bats per hour in August). Myotis activity in April and June was significantly lower with 11 passes (0.02 bats per hour) in April and 30 passes (0.09 bats per hour) in June. This is an increase in activity during comparative quieter months surveyed in 2023.

4.50 Apart from the "middle of the night" period between two hours after sunset and two hours before sunrise, the highest bat activity was recorded between 81 and 100 minutes after sunset (total of 622 passes) and between 101 and 120 minutes after sunset (580 passes). Early bat passes (i.e. within 20 minutes of sunset) were dominated by noctule and common pipistrelle. A total of 83 passes were recorded before sunset and within 20 minutes of sunset and within 20 minutes of sunrise (19 noctule, 62 common pipistrelle and 2 lesser horseshoe). A total of 58 of these passes were recorded within 20 minutes after sunset and 25 passes 20 minutes prior to sunrise. This suggests that roosts for these bats are located close to the static detectors and may roost on or immediately adjacent to the Site. These numbers are lower than those recorded in 2023 suggesting lower usage of roosts across the Site which corresponds to the decline in roosts for common pipistrelle in 2026 surveys.

4.51 Lesser horseshoe were noted to be recorded the most at Location 4 and Location 6 with 136 and 159 passes respectively. Location 2 recorded the least lesser horseshoe activity with only seven passes across the deployment to date (April-August). This information mirrors with the 2023 data which also indicated Location 2 was quieter for lesser horseshoe. Lesser horseshoe pass rates increased in July 2026 compared to 2023 with 0.47 bats per hour in 2026 compared to 0.29 in 2023. Activity in August was lower 0.32 bats per hour in 2026 compared to 0.59 bats per hour in 2023.

4.52 Greater horseshoe activity was noted to have increased in comparable months in 2026 to 2023. Greater horseshoe activity in July 2026 was 0.04 bats per hour compared to 0.00 bats per hour in 2023. Activity in August was also elevated with 0.08 bats per hour in 2026 compared to 0.04 bats per hour in 2023.

4.53 Further consideration to the September and October data will be required to better more comprehensively identify trends within 2026 (by month, time of the night, and location) and compare to the 2023 data.

Mist netting 2023

4.54 The mist netting surveys in 2023 yielded no bats from either trap 1 or trap 2. Surveyors noted during the September survey very little bat activity overall during the survey, despite it being carried out in optimal weather conditions.

4.55 There were four adult male Bechstein's bats captured in 2014 over two separate nights, alongside six other species of bat. The location of captured Bechstein's in 2014 is presented in Figure 4, and Appendix 9.

4.56 The mist netting undertaken has shaped the mitigation strategy at the Site level for bats.

Badger

4.57 WSBRC returned 44 records of badger *Meles meles* from within 2 km of the Site. Badgers are protected under the Protection of Badgers Act 1992 (as amended). Most of the records have their locations withheld and grid references to within a 1 km accuracy. [redacted]

4.58 The results of the badger survey are shown on Figure 21 and summarised below (redacted for the public domain).

4.59 [redacted]

Other mammals

4.60 WSBRC returned 413 records of nine other mammal species from within 2 km of the Site. These included hedgehog *Erinaceus europaeus* (199 records), brown hare *Lepus europaeus* (23), otter *Lutra lutra* (47), water vole *Arvicola amphibius* (17), polecat *Mustela putorius* (six), water shrew *Neomys fodiens* (three), harvest mouse *Micromys minutus* (one), rabbit *Oryctolagus cuniculus* (65), and beaver *Castor fiber* (eight). Otter and beaver are a European Protected Species which, along with water vole are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Brown hare, polecat, hedgehog and harvest mouse are Species of Principal Importance (SPIs) (see Appendix 10). Further details of the nearest/ most recent records for these species (exlcuidng rabbit and water shrew) are:

- Hedgehog has been regularly recorded in the search area, including since 2020, with the nearest and closest record from Spring Close, Rudloe, potentially within 100m of the Site in 2022.

- Brown hare are infrequently recorded within the search area with the most recent record (2015) ~1.4 km south.

- Otter records are increasing within the search area; however, most of these records (including the most recent in 2023) are from By Brook, ~1.6 km north-west.

- Water vole are infrequently recorded in the search area. Most records relate to the By Brook ~1.6 km north-west (as recently as 2009). A more recent record for the species from 2015 is nearly 2 km west.

- Polecat are infrequently recorded in the search area, and only between 2004 and 2008. The most recent record (2008) is ~1.8 km west.

- Harvest mouse has only been recorded once in the search area in 1973 from Neston, approximately 2 km from the Site.

- Beaver are a relatively new species to be recorded in the search area, with records only dating back to 2022. All records, including the most recent from 2025, are from the By Brook ~1.6 km north-west.

4.61 The Site is distant from any watercourses and does not provide suitable habitat for otter, water vole, water shrew or beaver, all of which are unlikely to be present on Site. While the grassland on Site does provide some suitable habitat for brown hare, the Site is surrounded by chain link military security fencing. This is breached in some areas which may provide access to the Site by brown hare, though none have ever been seen by surveyors incidentally during other surveys.

4.62 Due to the age of the harvest mouse record, this species is discounted from further consideration as its highly unlikely to be present.

4.63 The Site does provide suitable habitat for hedgehog and (to a limited extent) polecat. This is predominantly concentrated in the mature woodland, but hedgehogs are also likely to use the rough grassland and scrub for foraging, if present. Similar and better quality habitats for these species are however found more extensively in the wider area and as such the Site is unlikely to be of particular importance for either of these species in a local context.

Breeding birds

4.64 WSBRC returned 1034 records of birds from within 2 km of the Site, comprising 65 species. Of these, the Site has some suitability for breeding by two species specially protected under Schedule 1 of the Wildlife and Countryside Act 1981: Red kite *milvus milvus* and barn owl *Tyto alba.* Red kite is not as abundant in western Wiltshire as it is in other areas of the country, and due to this and the relatively small areas of habitat (few tall trees) is unlikely to be present. Given the dilapidated condition of the buildings, it is possible that barn owl could use the internal areas of the structures for breeding; however, as many of the buildings were internally accessed during the PRA survey for bats and no evidence of nesting or roosting was seen, the presence of this species on Site is considered very unlikely though foraging barn owl cannot be discounted. There are no trees that have been identified with suitable cavities to support barn owls.

4.65 The Site does have suitability for some species listed on the RSPBs red list[6] and/or as SPIs which were recorded by WSBRC: house sparrow *Passer domesticus* (31 records), starling *Sturnus vulgaris* (17) and swift *Apus apus* (58), which could be nesting within buildings and/or scrub. The records include house sparrow from Rowan Lane (~ 900 m south) from 2021 where 34 individual birds were counted. Similarity, swift were also recorded at Rowan Lane in 2021 where 5 were counted.

[6] Birds of Conservation Concern 5 (BOCC5). (2021).

4.66 Many of the RSPBs red list species included within the WSBRC data search results are require habitats that are not present on Site, such as expanses of water, large mature woodlands or farmland habitats for example[7]. The grassland habitat on Site is likely to be too small, fragmented and surrounded by tall trees and woodland to support any farmland ground-nesting birds such as skylark.

4.67 The habitats on Site are likely to support relatively small numbers of other woodland and open country species, potentially including two other SPI recorded by WSBRC: song thrush *Turdus philomelos* and dunnock *Prunella modularis*, which are occasionally recorded in the search area, and a variety of other common and widespread species.

4.68 In general, the Site is not likely to support an unusually large or important community of breeding birds due to the predominance of built habitats and rough grassland and relatively small areas of woodland and scrub.

Reptiles

4.69 WSBRC returned 45 records of reptiles from within 2 km of the Site. These comprised common lizard *Zootoca vivipara* (seven records), slow worm *Anguis fragilis* (35) and grass snake *Natrix helveticus* (three). All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended; see Appendix 10) and are SPIs. Aside from the records included within the WSBRC search results that originated from BSG Ecology for the Site in 2023, the nearest record of a reptile to the Site was a common lizard at least 165 m to the south-east of the Site, however this record was only given to 1 km accuracy and dates from 1978. All the remaining records were at least 1 km from the Site.

4.70 The extensive areas of long, tussocky grassland with scattered scrub that have developed throughout the Site since the cessation of mowing approximately 10 years ago now provide high suitability habitat for reptiles which is well connected to other suitable areas of woodland and scrub located off-site to the south and west.

4.71 Slow worm was the only reptile species recorded during the surveys, with small numbers of individuals recorded on all seven visits and a peak count of eight adults on 26 September 2023 (see Table 15 below). This indicates that a “Good” population of slow worm is present (Froglife, 1999), and the presence of juveniles on five visits suggests that reptiles are breeding. The slow worm records were widely scattered around the Site, though most frequently recorded in the west and centre of the Site (see Figure 5). Given the population of slow worm was established as “Good” in 2023; further survey fore reptiles are not considered necessary as the cost of undertaking surveys would be disproportionate to any additional degree of certainty that repeating the surveys would provide.

Table 15: Reptile survey results

Visit	Date	Slow worm counts					Other species
		Adult			Subadult	Juvenile	
		Male	Female	Unsexed			
1	06 September 2023	1	2	-	0	0	
2	11 September 2023	-	2	-	0	3	
3	15 September 2023	-	-	2	-	2	
4	19 September 2023	-	2	-	2	0	1 common toad
5	23 September 2023	-	3	1	-	1	1 common frog
6	26 September 2023	3	5	-	-	1	
7	28 September 2023	2	4	-	-	1	

[7] Such as smew *Mergellus albellus*, herring gull *Larus argentatus*, merlin *Falco columbarius*, skylark *Alauda arvensis*, corn bunting *Emberiza calandra*, yellow hammer *Emberiza citrinella*, greenfinch *Chloris chloris*, linnet *Linaria cannabina*, house martin *Delichon urbicum*, tree pipit *Anthus trivialis*, spotted fly catcher *Muscicapa striata*, marsh tit *Poecile palustris*, fieldfare *Turdus pilaris* and mistle thrush *Turdus viscivorus*.

Amphibians

4.72 WSBRC returned 40 records of amphibians from within 2 km of the Site, including great crested newt *Triturus cristatus* (18 records), common toad *Bufo bufo* (10) and common frog *Rana temporaria* (12). great crested newt is a European Protected Species and common toad is an SPI. The terrestrial habitats on Site (grassland, woodland and scrub) are suitable for foraging by amphibians, however there is no suitable breeding habitat as no waterbodies are present on the Site.

4.73 The nearest and most recent (2024) record of great crested newt are from a pond on the MOD Corsham estate east of Westwells Road, 250 m from the Site. There is a granted European Protected Species mitigation licence for great crested newt, 380 m north-east of the Site in 2011, and great crested newt are known to still be breeding in this area (MOD, pers. comm. 2023) of which the WSBRC record presumably relates.

4.74 There are three ponds within 250 m of the Site. One of these includes a pond on the MOD Corsham estate east of Westwells Road (250 m away and likely to be the source of the great crested newt record detailed above). The other two are small ponds which appear to be sustainable drainage basins attenuating water from the data centre during periods of high rainfall. From aerial photography (Google Earth Pro) these basins do not appear to be designed to hold water for any length of time and are therefore highly unlikely to support amphibian breeding. An additional three ponds are 250 m – 500 m from the Site boundary.

4.75 Significant development has taken place in the land south of the Site where new data centres have been under construction since 2013 until the present day (where the sustainable drainage basins are located). There are no records associated with these ponds or within 500 m of the Site arising from class survey licence return or DEFRA eDNA surveys from 2017 - 2019). In addition, a planning application currently under consultation (Wiltshire Council: PL/2024/05527) is supported with an Ecological Impact Assessment which did not identify any great crested newt within their zone of influence, which is ~440 m south of the Site.

4.76 Given the lack of data surrounding the Site relating to great crested newt, and the only positive records for the species being present within ponds on MOD Corsham estate east of Westwells Road, where the Westwells Road will act as a significant barrier to movement given how busy this road is and the presence of standard highways kerbing, great crested newt are considered unlikely to be present on Site, and no targeted survey effort is considered to be required as the species is unlikely to be encountered on Site.

4.77 There is a single record of common toad on-site from 2023 (a BSG Ecology record from during the reptile surveys), all other records are ≥ 2 km south-east of the Site. This species typically ranges much further than great crested newt, although considering the distance between the Site and any functional pond, the Site is unlikely to be used significantly by any amphibian species.

Invertebrates

4.78 WSBRC returned 1825 records of 72 species of invertebrates from within 2 km of the Site, most of which correspond to records of moths trapped locally.

4.79 There were also a series of records of grassland butterflies, including eight SPIs: marsh fritillary *Euphydryas aurinia* (162 records; additionally specially protected under the Wildlife and Countryside Act 1981 (as amended)), dingy skipper *Erynis targes* (150 records), small heath *Coenonympha pamphilus* (104 records), small blue *Cupido minimus* (nine), grizzled skipper *Pyrgus malvae* (three), wall *Lasiommata megera* (seven), grayling *Hipparchia semele* (one) and high brown fritillary *Fabriciana adippe* (one). These species are typical of undisturbed calcareous grassland and, with the possible exception of the relatively generalist small heath, the grassland habitat on Site is unlikely to be sufficiently mature or biodiverse to support these species. In general, the Site is likely to be used by a range of common and widespread grassland and woodland invertebrate species but is unlikely to support any notable populations or assemblages of invertebrates.

Plants

4.80 WSBRC returned records of 59 protected or notable plant species from within 2 km of the Site. No protected or notable plant species have been noted within the Site during the extended habitat survey or in other site visits. In general, the regular management of most of the Site until approximately 2020 suggests that it is unlikely to support any notable populations or assemblages of plants, with the highest areas of botanical interest being the mature woodlands that have been present since the late 19th Century at least. The grasslands are beginning to show improvement in species richness as time progresses but conversely the Site is becoming rapidly overgrown with dense bramble scrub.

4.81 One invasive non-native species, although not listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended; see Appendix 10), has been noted during previous habitat surveys (including 2023): Russian vine *Fallopia baldschuanica* (see Target note TN9 in Appendix 5). This may be obscured by dense scrub in 2026 as it was not apparent during the survey and is unlikely to have been removed in the interim.

5 Biodiversity net gain

5.1 The Metric calculation headline result is provided in Appendix 11, with the habitat condition assessment sheets in Appendix 12 (excluding those that are not applicable for condition assessments).

Ecological data that are within the public domain can/cannot be shared with the relevant Local Records Centre (LRC)

5.2 Ecological data can be shared with Local Records Centre (WSBRC).

The relevant date for the pre-development

5.3 The relevant date for pre-development is 15 June 2026.

Irreplaceable habitats

5.4 The Site does not support any irreplaceable habitats.

Application of the biodiversity gain hierarchy

5.5 The design of the Proposed Development has fully considered the mitigation hierarchy. The habitats of highest value are areas of Lowland mixed deciduous woodland, followed by Other woodland; broadleaved and Other woodland; mixed, individual urban trees, scrub and Other neutral grassland. The habitats of highest distinctiveness have been prioritised for retention, and where possible broadleaved and mixed woodlands have been retained as far as possible.

Interaction between biodiversity gain hierarchy and NPPF mitigation hierarchy

5.6 The design of the Proposed Development considered from the start the retention of woodland and trees as part of the mitigation hierarchy set out in the NPPF as well as the biodiversity gain hierarchy.

Significant on-site creation

5.7 The Proposed Development will deliver Significant onsite creation, including creation of habitats of medium distinctives in moderate condition; creation of habitats of low distinctiveness in good condition.

Trading rules

5.8 The Trading rules have not been satisfied. This is a result of the Site falling below the required 10& BNG gain and will be resolved as part of the off-setting requirements for the Site.

Habitat management and monitoring plan

5.9 As the Proposed Development will be providing significant on-site habitat creation according to the definition of this in current guidance (Defra, 2024c), therefore once planning is secured (or prior to determination with agreement of the local planning authority), a Habitat Management and Monitoring Plan (HMMP) is required to be submitted alongside the biodiversity gain plan.

5.10 The assessment based on the indicative landscape plan (REF) indicated that the development will result in a net loss in biodiversity units on Site. The below results have not included the removal of areas of habitat creation and enhancement that is required to cover ‘additionality’. See Section 6 ‘Additionality’.

Existing habitats

5.11 The baseline inputs and predicted impacts used in the biodiversity net gain calculation are presented in Tables 16 and 17. An illustration of the baseline habitats preset at the Site is given in Figure 6.

5.12 All areas of existing habitat are classified as 'Area/compensation not in local strategy; no local strategy' in line with published guidance.

Table 2: Pre-development baseline habitats

Habitat	Area (ha)	Condition	Habitat description and predicted impacts
Modified Grassland	2.5224	Good - Poor	Large parcels of modified grassland in a mixture of good, moderate, and poor condition. All will be lost as a consequence of the proposed development.
Other neutral grassland	0.8425	Good & Moderate	Varying sized parcels of other neutral grassland which are found throughout the Site. These areas are all to be lost as a consequence of the development.
Mixed scrub	0.048	Moderate & Poor	Two small parcels of mixed scrub are on Site. All areas are lost as a consequence of the development.
Willow scrub	0.0155	Moderate	One small parcel of this habitat is present on Site lost as a consequence of the development.
Bramble scrub	0.7731	N/A	This habitat is becoming increasing abundant and distributed around the Site which is lost as a consequence of the development. This habitat has no condition assessment.
Ruderal/ Ephemeral	0.0126	Moderate	Small area on Site lost as a consequence of the development.
Tall Forbs (Sparsely vegetated land)	0.2181	Moderate	Area of previous car park with lose surface becoming colonised by vegetation. Lost because of the development.
Developed land; sealed surface	2.3412	N/A	Existing built-up areas (buildings, footpaths and roads) on Site lost through the development. This habitat has no condition assessment.
Introduced shrub	0.0751	N/A	Two small areas alongside buildings. Lost because of the development. This habitat has no condition assessment.
Lowland mixed deciduous woodland	0.5936	Good & Moderate	Two large parcels of woodland in through the middle of the Site. No impacts arising from the development and fully retained.
Other woodland; broadleaved	0.2354	Poor	This parcel will be impacted through the creation of a new access road and therefore some loss is anticipated.
Other woodland; mixed	0.0502	Poor	An outgrown are, previously a line of trees, partly lost as a consequence of the development.
Urban tree	1.0943	Good - Moderate	There are 119 individual urban trees scattered across the Site, ranging from small to very large. Of these, 88 trees are to be lost as a consequence of the development.

Table 17: Pre-existing baseline linear habitats on Site

Habitat	Length (km)	Condition	Habitat description and potential impacts
Line of trees	0.07	Moderate	Existing line of trees in moderate condition in the far western corner of the Site to be retained.

Proposed habitats

5.13 The proposed habitat outcomes are considered to be achievable, can be legally secured and they are appropriate to the location and setting of the Site and the locally surrounding habitats. These habitats, target conditions and rationale has been summarised in Tables 18. Proposed habitats used for the calculation are shown in Figure 22.

5.14 Much of the Site is outside of any Strategically Significant Habitat Network of the LNRS, with only very small parcels of woodland for creation or maintenance overlaying the very edge of the Site. New tree planting will fall within this area, together with mixed scrub and also grassland creation; however, none of this meets with the specifications of the LNRS. There is a single parcel of Nature on Our Doorstep (NOD) where a SuDs basin, grassland creation and new urban tree planting is proposed; therefore the extent of these habitats within the NOD parcel are elevated to being within a formally identified in local strategy for strategically significance.

Table 13: Proposed created habitats on Site

Habitat	Area (ha)	Proposed condition	Proposed habitat and assumptions
Modified Grassland	0.9924	Poor	Areas of modified grassland along the edges of urban streets and pathways for example.
Other neutral grassland	0.7138	Moderate	Other neutral grassland in some of the larger greenspaces, including alongside lowland deciduous woodland strengthening the green corridor.
Bramble scrub	0.0493	NA	Limited in extent, around the site fringe for the bat mitigation corridor.
Mixed scrub	0.3242	Moderate	Mixed scrub is presumed, mostly concentrated along the outer edges of the development but also within parcels in the central green corridor. These parcels will buffer the outer edges of development as well as creating a diverse array of habitats within the central green corridor.
Artificial unvegetated, unsealed surface	0.2336	N/A	The footpath around the fringe of the Site is likely to be a hoggin path using a mix of free draining materials (gravel, sand and clay for example) and therefore not a sealed surface. No condition assessment required.
Developed land; sealed surface	3.2429	N/A	This includes all development areas including housing, roads and footpaths. There is no condition assessment required.

Habitat	Area (ha)	Proposed condition	Proposed habitat and assumptions
Sustainable drainage system	0.2092	Good	Two sustainable urban drainage ponds (SuDs) are proposed as part of the drainage strategy within the development and have been mapped under sustainable drainage system within the metric calculator.
Vegetated garden	1.1994	N/A	Private gardens within the development. There is no condition assessment required.
Urban tree	400 no.	Moderate	Individual tree planting is proposed throughout the Site.

5.15 No habitats have been presumed to be enhanced given the likely impacts on existing habitats through vegetation clearance, vehicle movements and space associated with site preparation as well as no indication of plans to enhance retained habitats such as woodland parcels.

Additionality

5.16 For developments requiring mitigation and compensation actions, Government standing advice states that "at least 10% of the developer's biodiversity units must come from additional activities other than mitigation and compensation".

5.17 Therefore, a proportion of the habitat creation provided by the development for biodiversity will need to be attributed for mitigating impacts to bat and reptile habitat.

Recommendations for off-setting

5.18 Given the current indicative landscape drawing the development will not achieve the mandatory 10 % biodiversity gain required under legislation. Both the mitigation and BNG hierarchys have been applied as afar as is reasonably practicable on Site, taking into account the requirement for working areas, machinery movements and the new infrastructure required for the development. Therefore, securing offsite unit delivery through a habitat bank (or through statutory credits) will be required to fulfil the 10% requirement and meet habitat trading rules.

Consideration of Biodiversity Net Gain Good practice principles for development

5.19 On reference to CIRIA CIEEM IEMA (2019) Biodiversity Net Gain Good practice principles for development, the principles summarised in Table 19 were considered during the development design, completion of ecology related desk and field surveys and the biodiversity gain assessment.

Table 19: Biodiversity gain - the application of good practice principles for development

Number	Summary heading of principle	Rationale
Principle 1	Apply the mitigation hierarchy	The embedded mitigation in the scheme is to retain and protect the habitats of higher ecological value.
Principle 2	Avoid losing biodiversity that cannot be offset by gains elsewhere	Irreplaceable habitats are not affected as a result of the proposed development.
Principle 3	Be inclusive and equitable	Pre-application stakeholder engagement was undertaken. The ecological aspects of the design

Table 19: Biodiversity gain - the application of good practice principles for development

Number	Summary heading of principle	Rationale
		of the Proposed Development has been designed based on professional judgement as to the likely requirements of the statutory agencies such as Natural England.
Principle 4	Address risks	The use of the Statutory Biodiversity Metric embeds risks associated with difficulty, spatial multipliers and time to target condition. The planning application will be supported with an HMMP, either to assist with planning determination or secured by condition. This document will monitor actions which will be used to confirm the progress towards the target habitat types and conditions. Any shortfalls will therefore likely be detected which gives confidence in delivery of the biodiversity gain outcomes.
Principle 5	Make a measurable net gain contribution	To determine and measure the net gain, the Statutory Biodiversity Metric has been used which provides biodiversity unit values for all existing and proposed habitats. Off-site gains are required.
Principle 6	Achieve the best outcomes for biodiversity	The Proposed Development will deliver high value habitats on the Site, including mixed scrub, species-rich grassland and significant new urban tree planting throughout.
Principle 7	Be additional	Mitigation for protected species such as bats and slow worm will be required. Additional enhancements for biodiversity will be recommended (including integrated bird and bat boxes/ features in the fabric of the new buildings).
Principle 8	Create a net gain legacy	The newly created habitats will provide ongoing community benefits and associated ecosystem services benefits.
Principle 9	Optimise sustainability	Please refer to supplementary planning documents in relation to the application in relation to matters of sustainability.
Principle 10	Be transparent	The application is supported by clear and transparent baseline information. Additionally, as part of the biodiversity gain assessment, clear and transparent information is provided throughout, including reference to available guidance.

6 Recommendations

6.1 Following the completion of the remaining automated detector bat activity surveys currently underway for 2026, an update of the baseline ecology for this site is required, together with an Ecological Impact Assessment (EcIA) that sets out considerations for impacts, and provide recommendations in line with the mitigation hierarchy, including identifying any future monitoring requirements.

6.2 A shadow Habitat Regulation Assessment (sHRA) will be required to support the planning submission, detailing the existing data for bats at the Site, and appraising the local and national planning documentation and cumulative impacts of development that is in proximity to the Site, due to the location of the Site to the Bath and Bradford on Avon Bats SAC.

7 Conclusion

7.1 The Rudloe Site is well surveyed, and all additional updates and new surveys have been completed or are nearing completion. In addition, the bat mitigation strategy proposed for the prior granted planning permissions (Wiltshire Council 14/11354/OUT & 19/07339/REM) is being taken forward. The additional level of detail required for the current planning submission will be forthcoming, with sound ecological justification and rational feeding into the assessment of impacts and recommendations.

8 References

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9 Photographs

Building B1



Photo 1: External elevation, west aspect.



Photo 2: External elevation.



Photo 3: Damaged windows providing potential bat access points into the building interior.



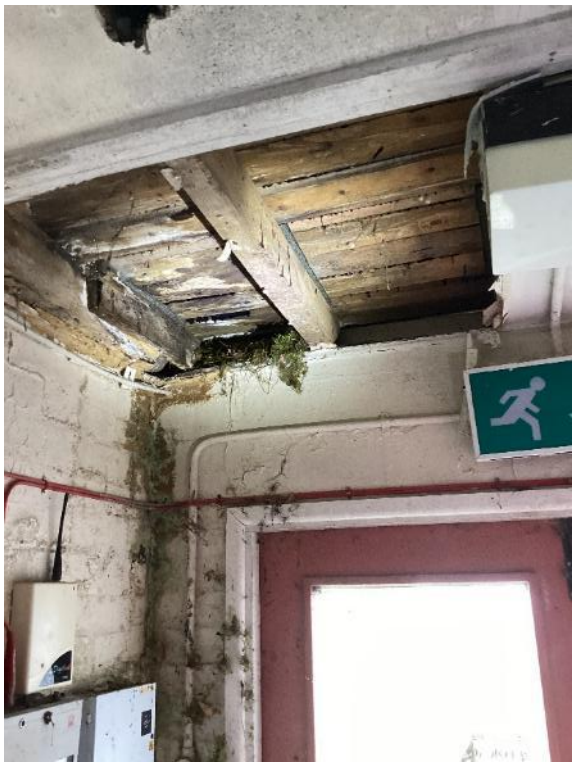
Photo 4: Damage to suspended ceiling.

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Picture 5: Open hatch providing a potential access point into the roof void.	

Building: B2	
	
Picture 6: External elevation.	Picture 7: External elevation.



Picture 8: Open window providing a potential bat access point.



Picture 9: Crevice-roosting potential for bats in building interior due to ceiling damage. Note old bird nest/



Picture 10: Degredation of external render providing crevice-roosting potential for bats.



Picture 11: Bat droppings determined to be lesser horseshoe.

Building: B3



Picture 12: External elevation.



Picture 13: External elevation, rear of building covered in vegetation.



Picture 14: Hole in ceiling providing potential bat access point into the roof void.



Picture 15: Broken window providing potential bat access into building interior.

Building: Z	
	
Picture 16: External elevation.	Picture 17: Potential bat access point into internal cavity.

Building: B4	
	
Picture 18: Broken door providing potential bat access into internal area.	Picture 19: Building interior demonstrates limited potential for bats.

Building: B5	
	
Picture 20: External elevation.	Picture 21: External elevation. Note roof top water tank.



Picture 22: Degradation of external render providing crevice-roosting bat potential.



Picture 23: Gaps beneath facia on south elevation.



Picture 24: Damaged windows on north elevation.



Picture 25: Warped edges in metal flashing providing potential bat access points.

Building: B7	
	
Picture 26: External elevation. Note open door.	Picture 27: Damage to felt flashing in places.

Building: B8	
	
Picture 28: External elevation.	Picture 29: External elevation.

Building: B9	
	
Picture 30: External elevation. Note missing hip tiles and dense vegetation.	Picture 31: Gaps between porch boarding and stonework providing crevice-roosting bat potential.

	
Picture 32: Open loft hatch providing potential bat access between the roof void and some internal areas.	Picture 33: Open gaps in soffit panel underneath stonework.

Building: B10 (off-site)	
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Picture 34: External elevation.	

Building: Y	
	
Picture 35: External elevation.	Picture 36: Interior of structure demonstrates negligible potential for bats.

Building: B11	
	
Picture 37: External elevation. Note open door.	Picture 38: Building interior.

Building: B12	
	
Picture 39: External elevation.	Picture 40: External elevation.

Building: B14	
	
Picture 41: External elevation.	Picture 42: External elevation, vegetation extensive.

	
Picture 43: Damage to suspended ceiling.	Picture 44: Warped edges on metal flashing.
	BLANK
Picture 45: Lesser horseshoe droppings located in building interior.	

B13	
	
Picture 46: External elevation. Note rooftop water tank.	Picture 47: External elevation, vegetation extensive.
	
Picture 48: Open window providing potential bat access point into internal areas.	Picture 49: Damaged door providing potential bat access into internal areas.

Building: B15	
	
Picture 50: External elevation.	Picture 51: Gap in facia providing crevice-roosting bat potential.

Building: B16	
	
Picture 52: External elevation.	Picture 53: Damage to suspended ceiling. Metal roof structure may cause rapid temperature fluctuations internally.

Building: B17	
	
Picture 54: External elevation.	Picture 55: External elevation.
	
Picture 56: Gaps in concrete.	Picture 57: Damage to felt flashing.

Building: B18	
	
Picture 58: External elevation. Roost access at top of brickwork and metal overhang used by common pipistrelle.	Picture 59: Broken window providing potential access into building interior. Note; This was the previous area identified to have 200 lesser horseshoe droppings inside in historical surveys (no indication of this in 2026 to date).

Building: B19	
	
Picture 60: External elevation	Picture 61: Open door providing potential bat access inside.

Building: B19a	
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Picture 62: External elevation.	

Building: B20	
	
Picture 63: External elevation.	Picture 64: External elevation.

Building: B21	
	
Picture 65: External elevation.	Picture 66: External elevation.
	
Picture 67: Building interior in a state of disrepair.	Picture 68: Open doorway with adjacent damage to suspended ceiling.

	
Picture 69: Lesser horseshoe bat droppings located in building interior.	Picture 70: Lesser horseshoe sighted in building interior.

Building: B25	
	
Picture 71: Damaged rendering on building exterior providing crevice-roosting bat potential.	Picture 72: Damaged plasterboard on ceiling providing crevice-roosting bat potential

Building: B23	
	
Picture 73: Warped metal flashing.	Picture 74: Damage to rendering on building end.

Building: B22	
	
Picture 75: External elevation.	Picture 76: External elevation.



Picture 77: Probable horseshoe bat access point through stage door in north-west corner.



Picture 78: Lesser horseshoe bat droppings located in building interior (not DNA'd).



Picture 79: Peeling rendering throughout the structure.



Picture 80: Potential bat access point through open doorway and collapsed wall.

	
Picture 81: Open hatch providing potential access point into roof void above kitchen/ dining room.	Picture 82: Damage to suspended ceiling.

Building: B24	
	Blank
Picture 83: External elevation.	

Building: 28a	
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Picture 84: External elevation, raised wood fascia offering crevice-roosting bat potential.	

Building: 28	
	
Picture 85: External elevation, damaged door providing potential access point.	Picture 86: External elevation, deteriorating soffits in north-west corner.

	
Picture 87: Gap at the end of soffit panel.	Picture 88: Small opening in sash window providing potential bat access point into building interior.

Building: 29	
	
Picture 89: External elevation, south aspect. Multiple open windows.	Picture 90: Damaged soffit on south-eastern side.

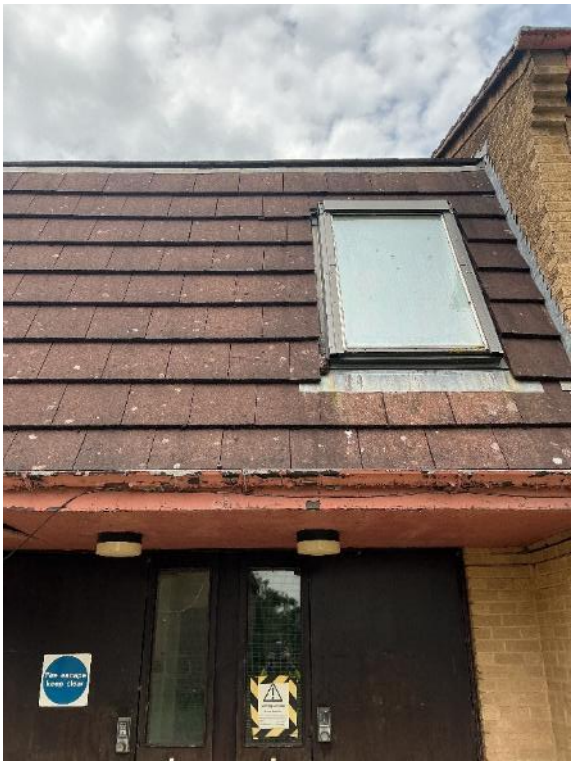
Building: 30



Picture 91: External elevation.



Picture 92: Dropped panel on porch providing crevice-roosting bat potential.



Picture 93: Raised tiles around skylight providing potential bat access points.



Picture 94: Raised cladding in north-west corner and likely serotine roost location with access from gap between brickwork and raised cladding.

Building: 31



Picture 95: External elevation, some open windows.



Picture 96: Building is well-lit internally, but with some areas of damaged ceiling providing potential bat access points into roof void.



Picture 97: Access into roof void from internal area.

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Building: 32



Picture 98: External elevation.



Picture 99: Gap in porch near entrance.



Picture 100: Gap along soffit edge.



Picture 101: Building interior well-lit.

Building: B35	
	
Picture 102: Broken door providing potential access point.	Picture 103: Building interior.

Building: B34	
	
Picture 104: External elevation, south aspect.	Picture 105: External elevation, west aspect.

	
Picture 106: Hole in brick near roof, south aspect.	Picture 107: Open window, north aspect.
	Blank
Picture 108: Building interior.	

Building: B33	
	Blank
Picture 109: External elevation. Fallen guttering and peeling render visible.	

Building: B40	
	
Picture 110: External elevation.	Picture 111: Dropped soffit in north-west corner.

	
Picture 112: Building interior well-lit.	Picture 113: Loft hatch providing potential access point into roof void.
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Picture 114: Bird nest located on upper floor.	

Building: B39



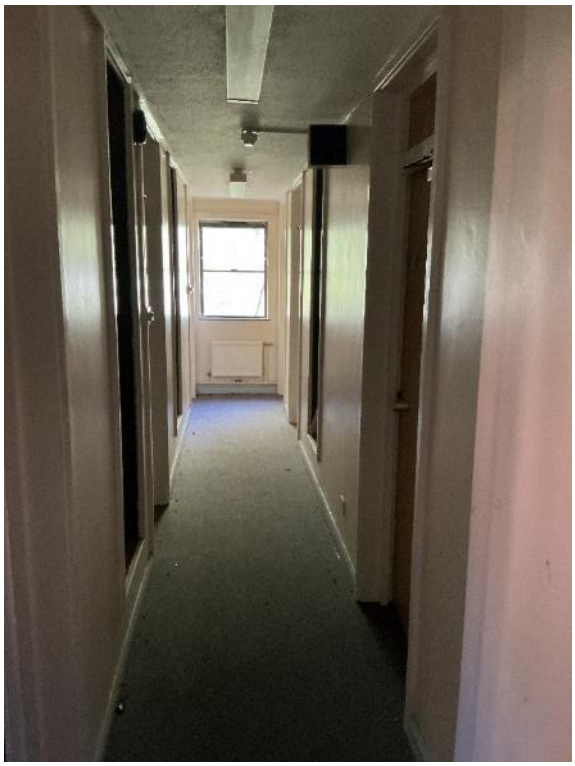
Picture 115: External elevation, north aspect. Access to porch space.



Picture 116: Gaps visible between soffit and brickwork.



Picture 117: Damaged ceilings in building interior providing crevice-roosting bat potential.



Picture 118: Building interior.

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Picture 119: Open loft hatch providing potential access route into roof void.	

Building: B38	
	
Picture 120: External elevation.	Picture 121: Building interior well-lit, ceiling tiles missing on upper floor.

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Picture 122: Fallen vent in porch area providing a potential access point.	

Building: B27	
	
Picture 123: External elevation.	Picture 124: Building interior.



Picture 125: Pile of lesser horseshoe droppings located in building interior.



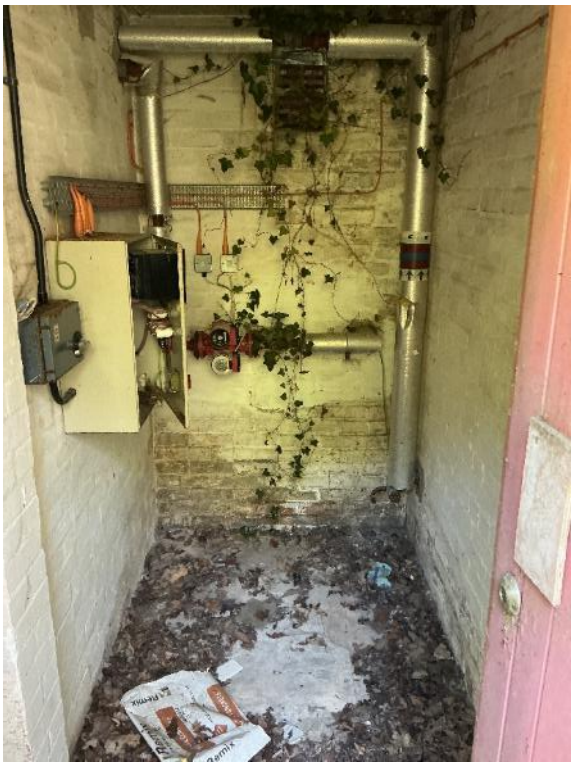
Picture 126: Open door providing probable bat access inside.



Picture 127: Broken window in eastern room.



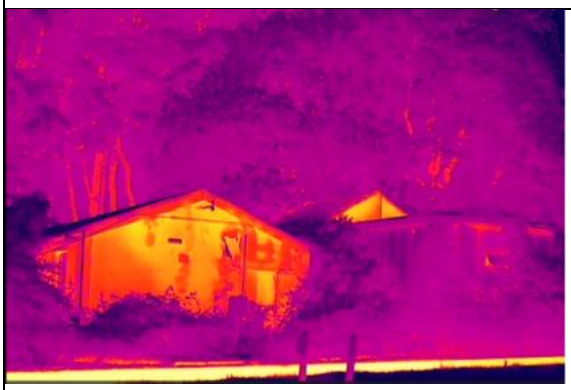
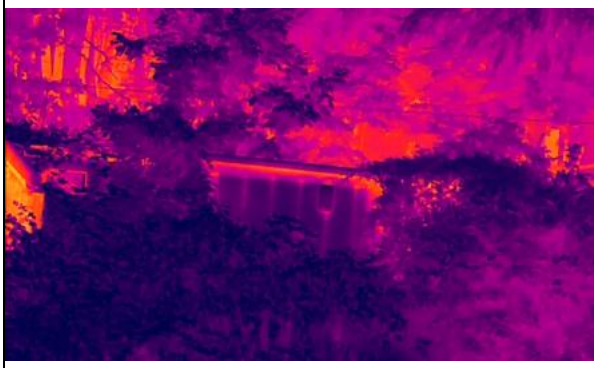
Picture 128: External elevation of side building.

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Picture 129: Interior of side building.	

Building: B26

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Picture 130: External elevation.	

Building: fire station	
	
Picture 131: External elevation.	Picture 132: Missing tiles on northern roof.

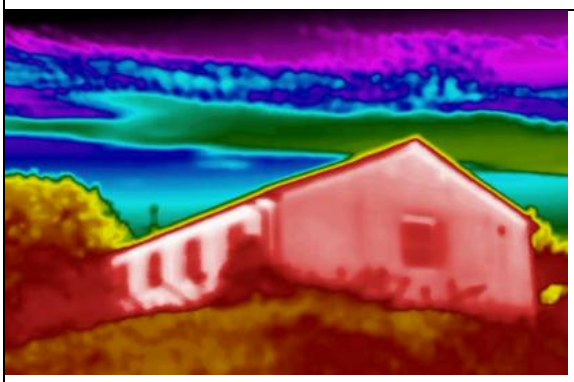
Images of survey view at darkest point during emergence surveys	
Photograph 1: B12 E aspect 01/07/26 camera 1	Photograph 2: B12 eastern aspect 01/07/26 camera 2
	
Photograph 3: B12 NE aspect 01/07/26	Photograph 4: B28 and B28a NW aspect 01/07/26



Photograph 5: B28 SE aspect 01/07/26



Photograph 6: B40 NW aspect 01/07/26



Photograph 7: B40 E aspect 01/07/2026



Photograph 8: B21 N aspect 21/07/2026



Photograph 9: B21 N aspect 21/07/2026



Photograph 10: B21 S aspect 21/07/2026



Photograph 11: B22 N aspect 21/07/2026



Photograph 12: B22 N aspect 21/07/26



Photograph 13: B22 N aspect 21/07/26



Photograph 14: B22 NE aspect 21/07/26



Photograph 15: B22 S aspect 21/07/26



Photograph 16: B22 S aspect 21/07/26



Photograph 17: B5 and 6 SE aspect 28/07/26



Photograph 18: B6 NE aspect 28/07/26



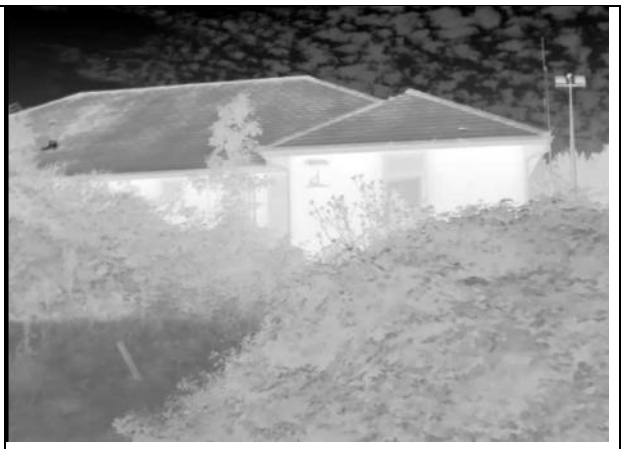
Photograph 19: B5 NW aspect 28/07/26



Photograph 20: B9 E aspect 28/07/26



Photograph 21: B9 S aspect 28/07/26



Photograph 22: B9 NW aspect 28/07/26



Photograph 23: B17 NE aspect 28/07/26



Photograph 24: B17 S aspect 28/07/26



Photograph 25: B17 SW aspect 28/07/26



Photograph 26: B17 SE aspect 28/07/26



Photograph 27: B18 NE aspect 28/07/26



Photograph 28: B18 SE aspect 28/07/26



Photograph 29: B15 W aspect 05/08/26



Photograph 30: B5 S aspect 05/08/26



Photograph 31: B13 N aspect 05/08/26



Photograph 31: B13 NW aspect 05/08/26



Photograph 32: B13 S aspect 05/08/26



Photograph 33: B16 E aspect 05/08/26





Photograph 34: B20 NE aspect 05/08/26	Photograph 35: B20 SW aspect 05/08/26
	
Photograph 36: B27 N aspect 05/08/26	Photograph 37: B27 S aspect 05/08/26
	
Photograph 38: B29 NE aspect 05/08/2026	Photograph 39: B29 SW aspect 05/08/26
	
Photograph 40: B28 NE aspect 10/08/26	Photograph 41: B28 SW aspect 10/08/26
	
Photograph 42: B30 N aspect 10/08/26	Photograph 43: B30 N aspect 10/08/26



Photograph 44: B30 N aspect 10/08/26



Photograph 45: B30 S aspect 10/08/26



Photograph 46: B32 E aspect 10/08/26



Photograph 47: B32 SE aspect 10/08/26



Photograph 48: B32 W aspect 10/08/26



Photograph 49: B40 E aspect 10/08/26





Photograph 50: B40 W aspect 10/08/26



Photograph 51: B1 SE aspect 12/08/2026



Photograph 52: B1 NE aspect 12/08/2026



Photograph 53: B1 W aspect 12/08/2026



Photograph 54: B2 N aspect 12/08/2026



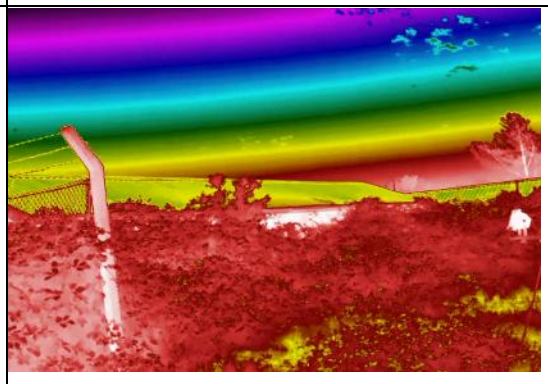
Photograph 55: B2 NW aspect 12/08/2026



Photograph 56: B1 SE aspect 12/08/2026



Photograph 57: B2 SW aspect 12/08/2026



Photograph 58: B3 SE aspect 12/08/2026

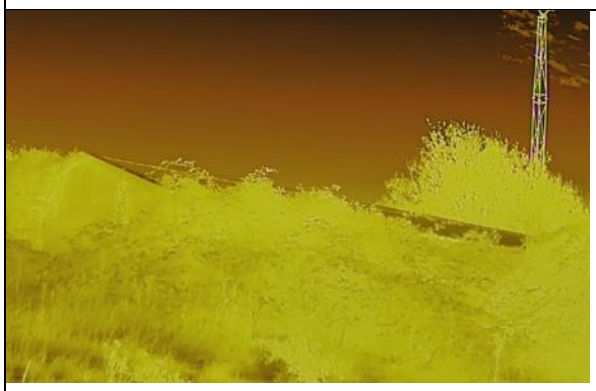
Photograph 59: B3 NE aspect 12/08/2026



Photograph 60: B3 SW aspect 12/08/2026



Photograph 61: B14 E aspect 20/08/2026



Photograph 62: B14 NE aspect 20/08/2026



Photograph 63: B14 SE aspect 20/08/2026



Photograph 64: B14 SW aspect 20/08/2026



Photograph 65: B14 S aspect 20/08/2026



Photograph 66: B39 N aspect 20/08/2026



Photograph 67: B39 S aspect 20/08/2026



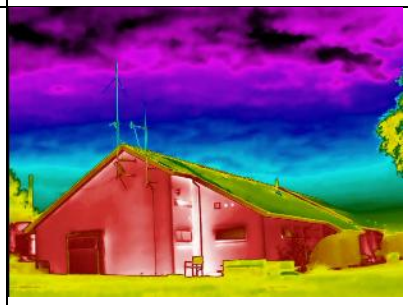
Photograph 68: Fire station NE aspect 20/08/2026



Photograph 69: Fire station SW aspect 20/08/2026



Photograph 70: B38 SE aspect 25/08/2026



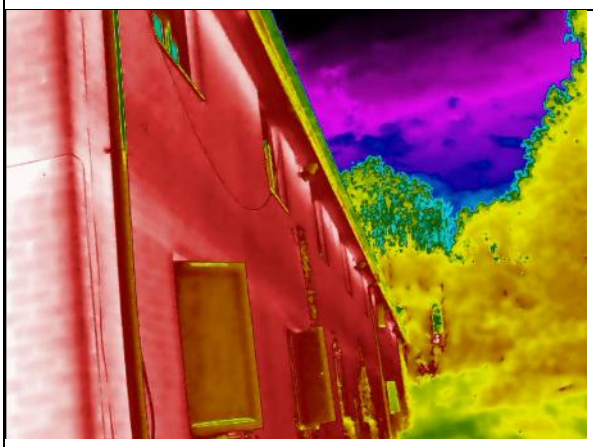
Photograph 71: B38 SW aspect 25/08/2026



Photograph 72: B38 NE aspect 25/08/2026



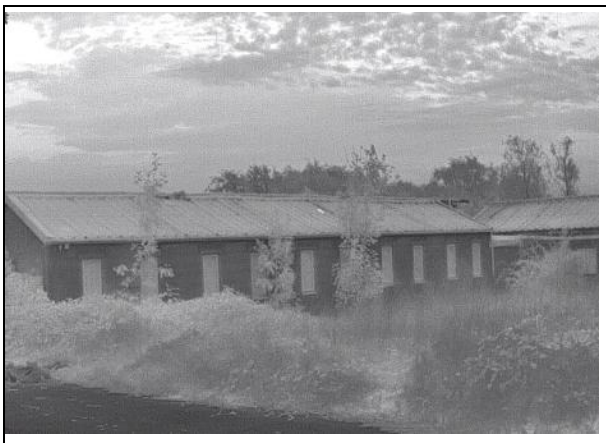
Photograph 73: B33 SE aspect 25/08/2026

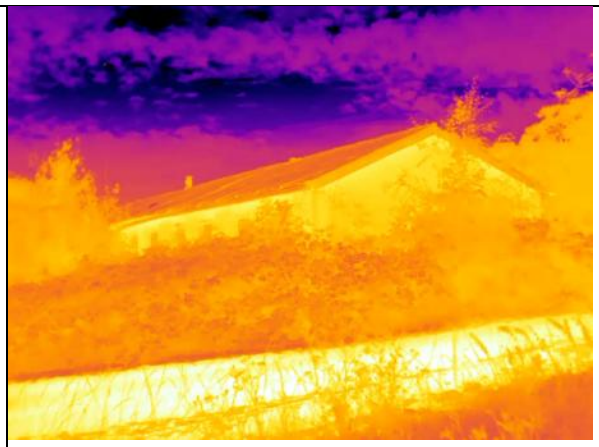


Photograph 74: B33 NE aspect 25/08/2026



Photograph 75: B33 SE aspect 25/08/2026





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Figure 16: Emergence Survey - 12/08/2026 – Building 1, 2 and 3

Figure 17: Emergence Survey - 20/08/2026 – Building B14, 39 and Fire station

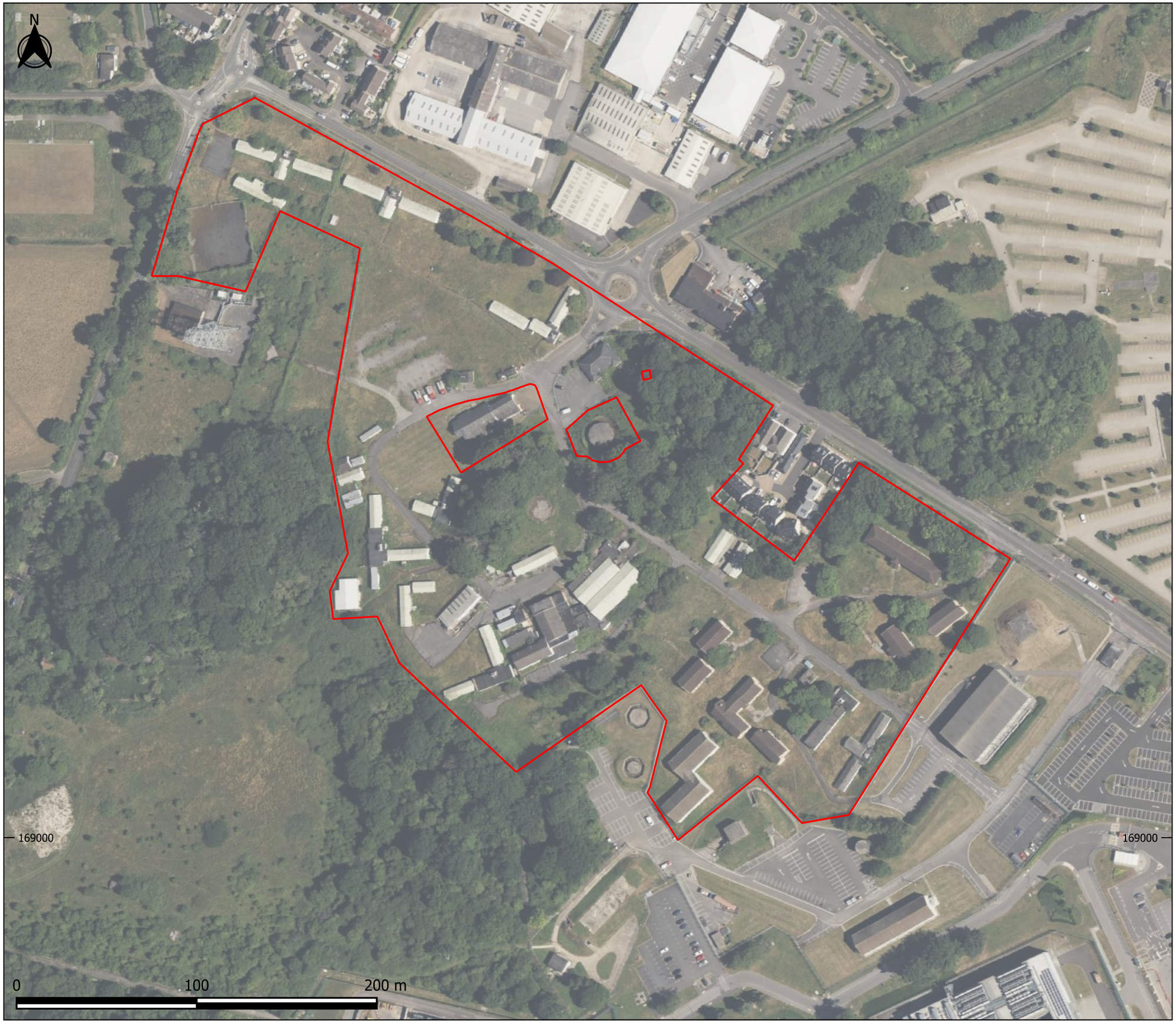
Figure 18: Emergence Survey - 25/08/2026 – Building 33 and 38

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Figure 20: Overall building roost classifications

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Figure 22: Proposed habitat plan



Legend

Site boundary

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Figure 1: Red line boundary

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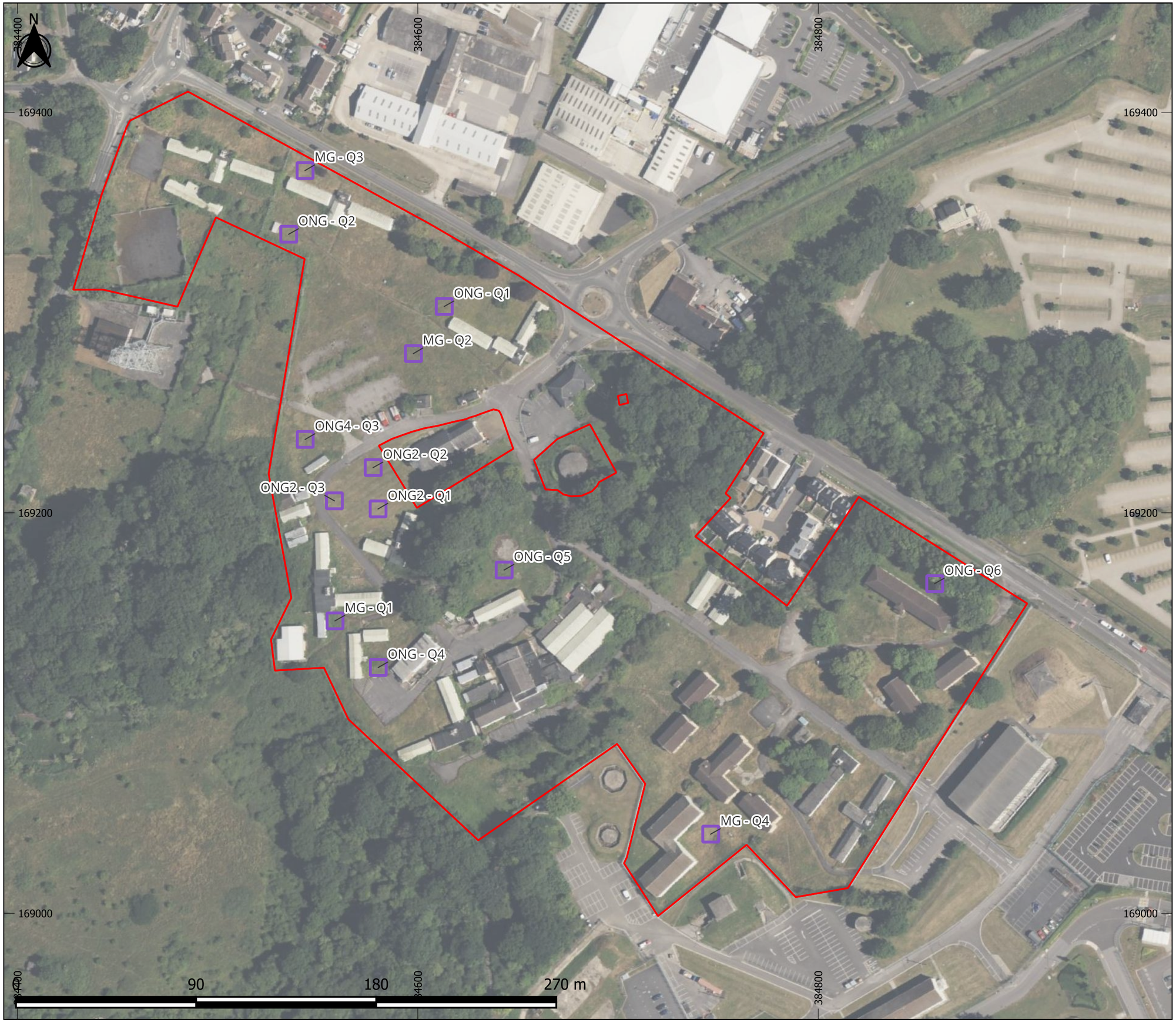
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Legend

- Site boundary
- Quadrat locations

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Figure 2: Grassland quadrat locations 2026

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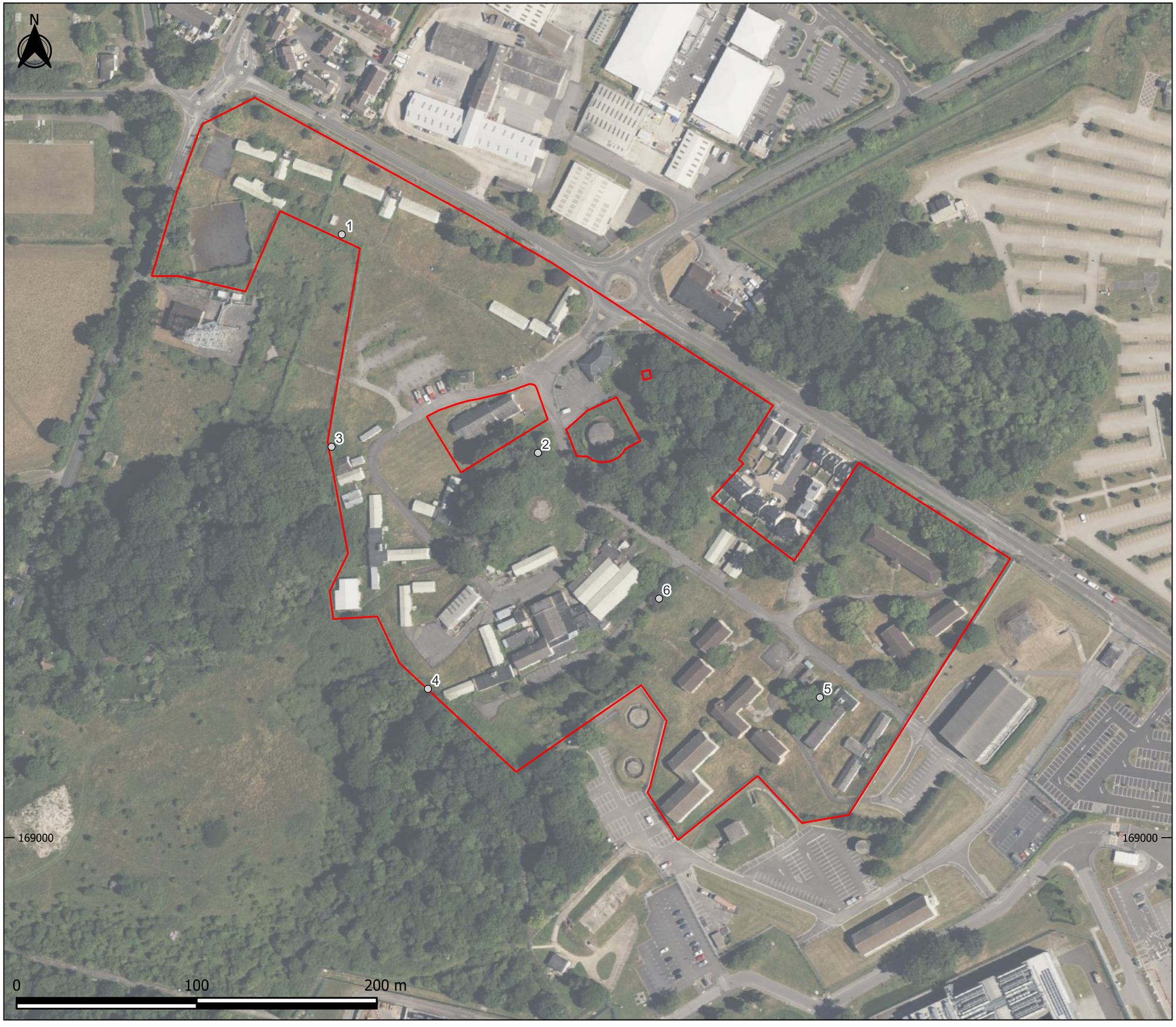
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Legend

Site boundary

Static Point

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Figure 3: 2026 static detector locations

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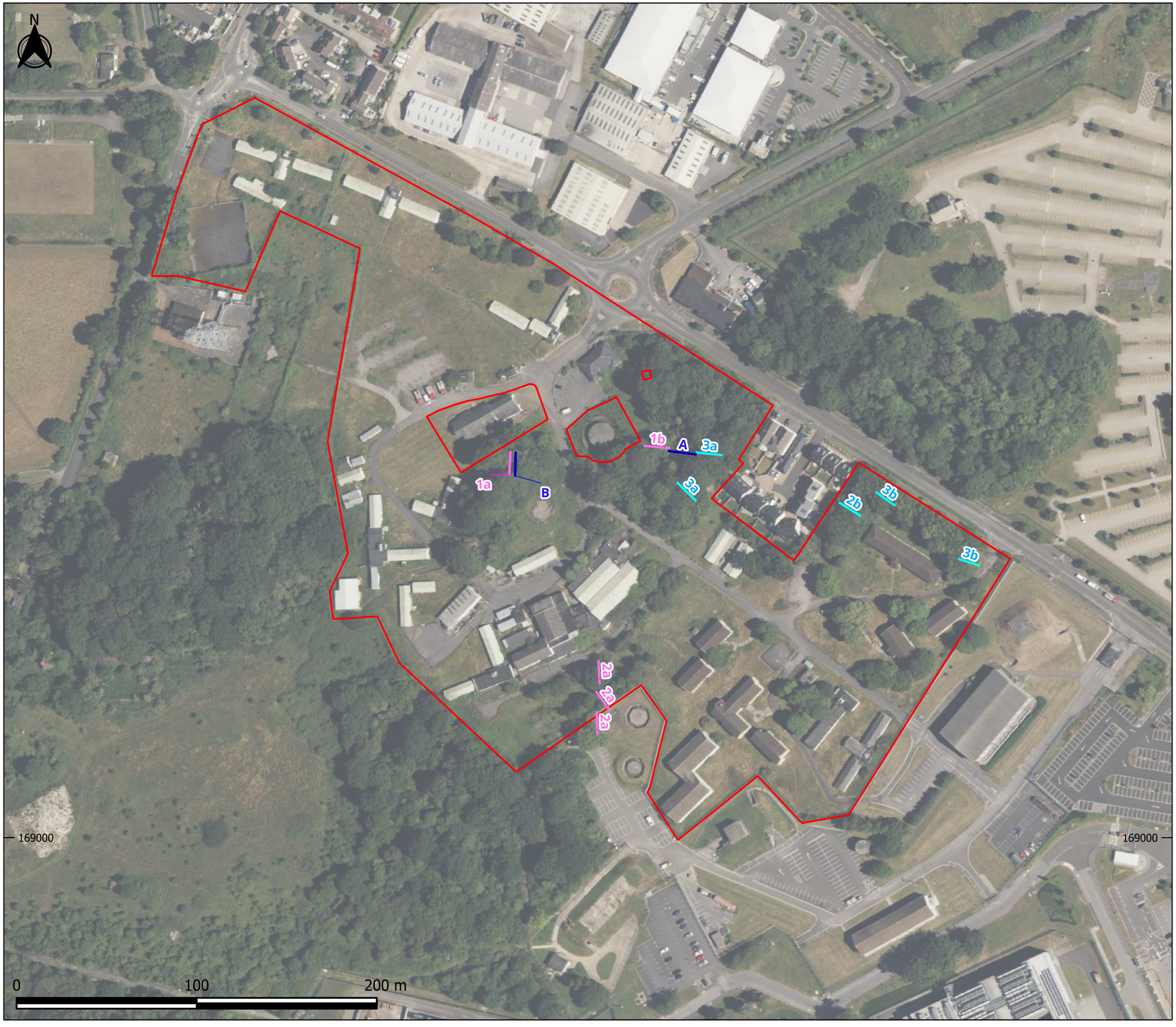
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Legend

Site boundary

2014 Mist net locations

Bechstein's bats trapped

No Bechstein's bats trapped

2023 Mist net locations

No species recorded

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Figure 4: 2014 and 2023 mist net survey locations

DATE: 10/06/2026 CHECKED: ED SCALE: 1:2,000

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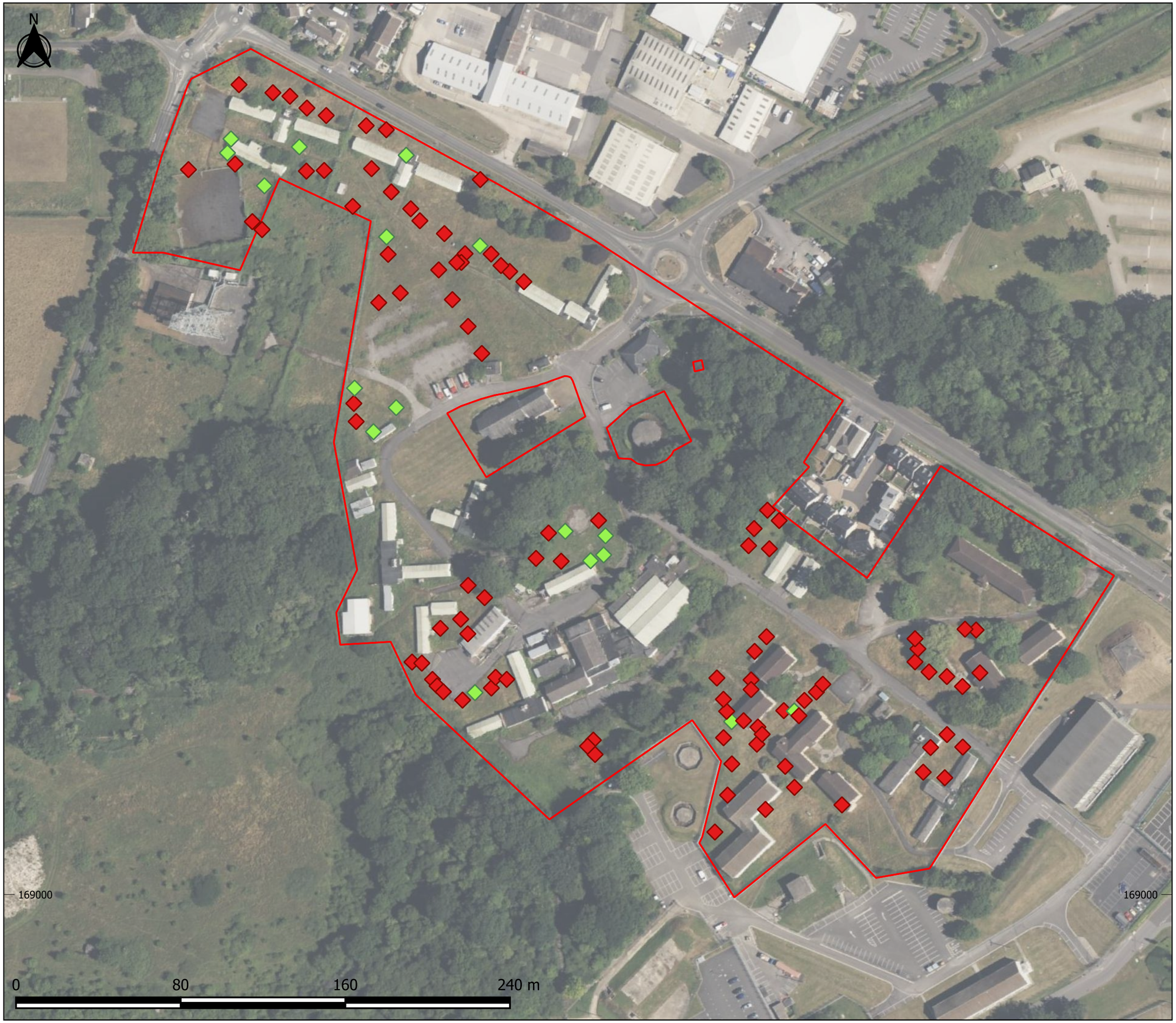
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Legend

- Site boundary
- Slow worm absent
- Slow worm present

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Figure 5: 2023 reptile refugia locations and survey results

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Sources: BSG Ecology survey data

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Legend

- Site boundary
- Target note
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Line of Trees (w1g6NE2)
- Bramble scrub
- Developed land; sealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Other woodland; mixed
- Ruderal/Ephemeral
- Willow scrub
- Sparsely vegetated land

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Figure 6: 2026 update habitat survey

DATE: 25/06/2026 CHECKED: ED SCALE: 1:1,600

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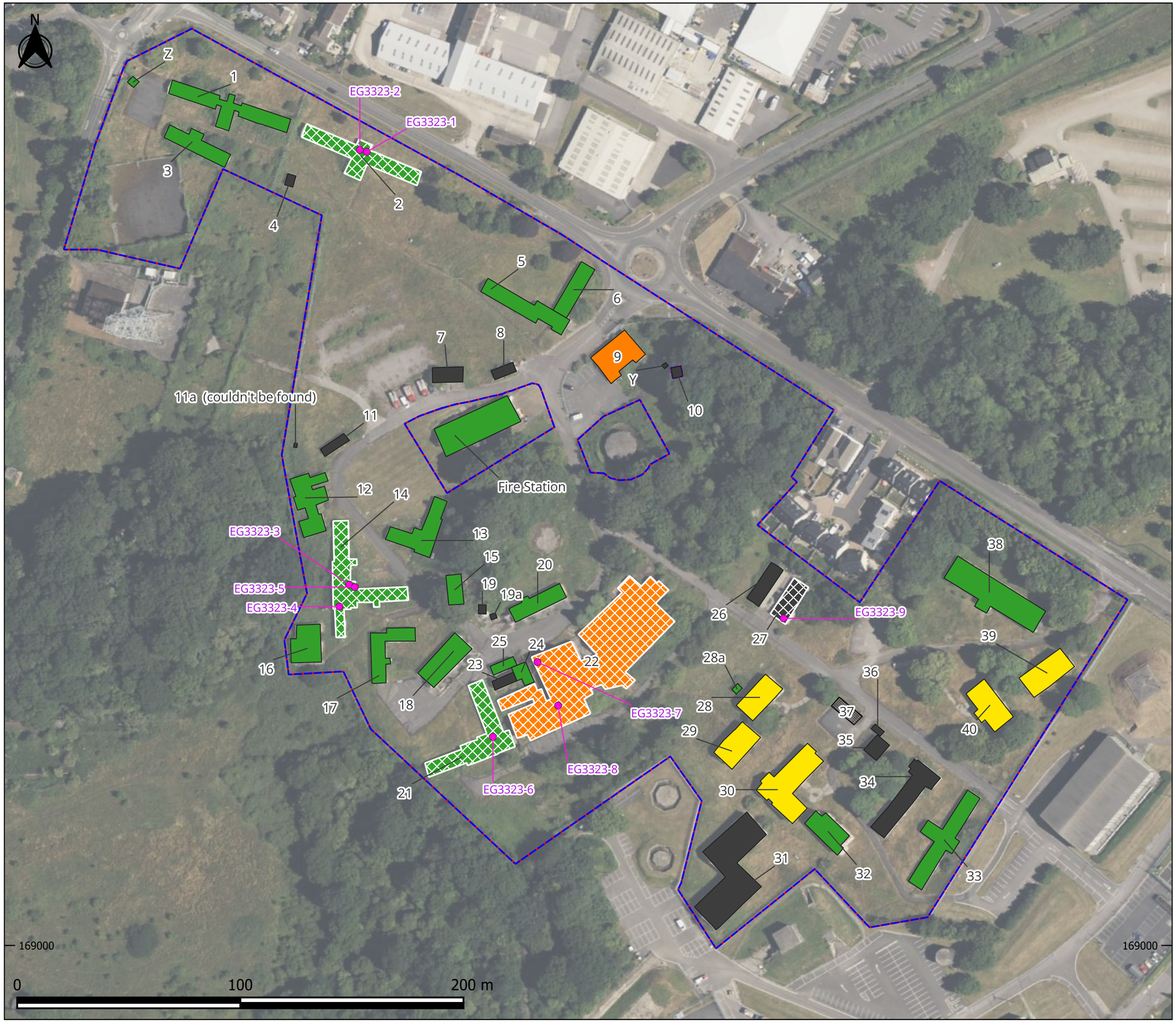
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Legend

- Site boundary
- Survey boundary

Building suitability

- Negligible roost potential
- Low roost potential
- Moderate roost potential
- High roost potential
- Removed from site (building 37)
- Bat dropping sample locations
- 2026 Confirmed Roost

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Figure 7: Preliminary Roost Assessment suitability and roosts 2026

DATE: 09/06/2026 | CHECKED: ED | SCALE: 1:1,613

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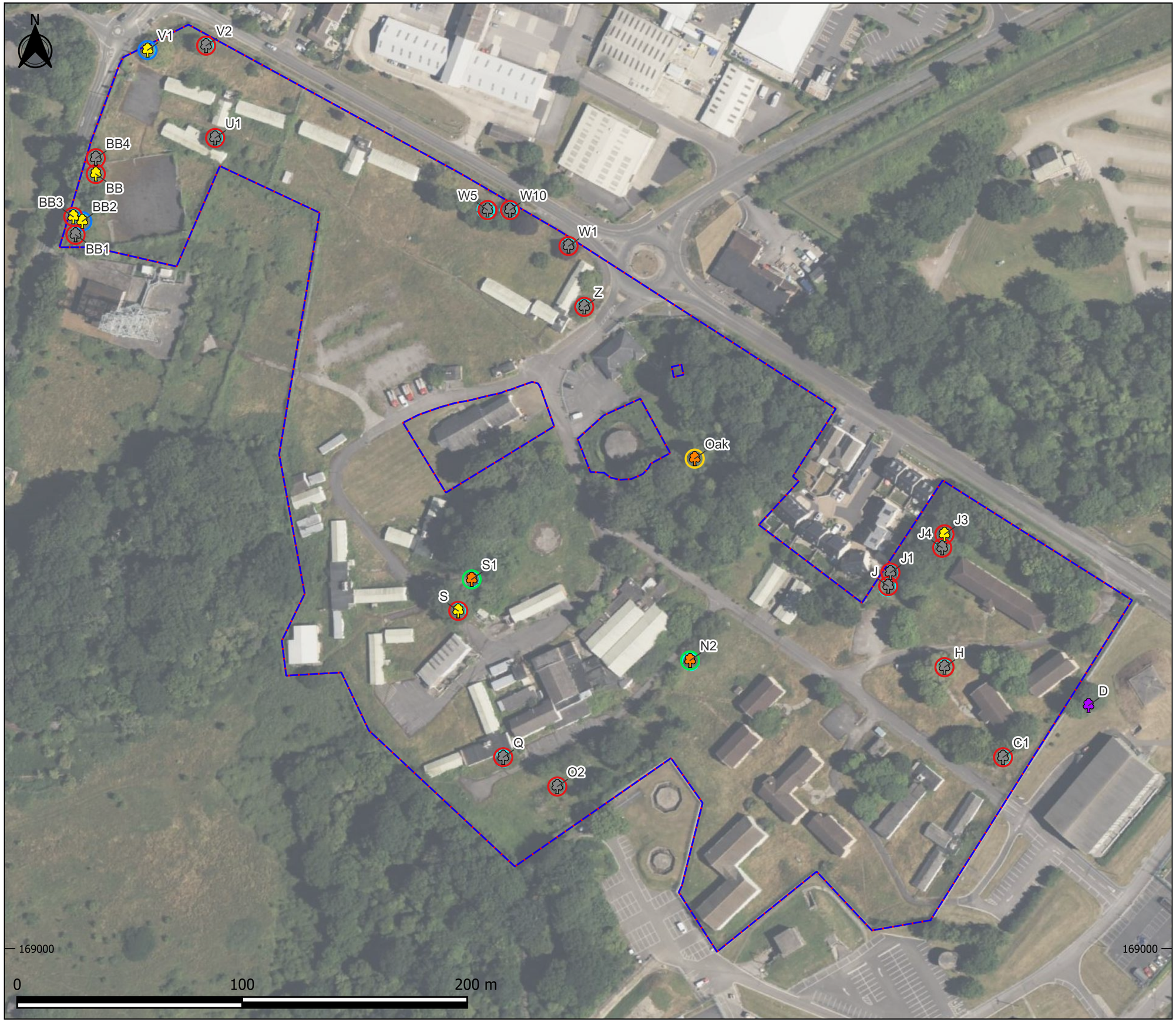
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Sources: BSG Ecology survey data

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Legend

- Survey boundary
- Site boundary
- Trees to be subject to climbing survey 1
- Tree without bat potential
- Not surveyed or survey limitations
- PRF-I (potential roost features suitable only for use by individual bats)
- PRF-M (potential roost features suitable for multiple bats)

PRF Update

- Upgraded
- Downgraded
- Retained
- Not previously surveyed

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Figure 8: Potential tree roost feature survey

DATE: 30/09/2026 CHECKED: JP SCALE: 1:1,600

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Sources: BSG Ecology survey data

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Legend

- Survey boundary
- Site boundary
- No confirmed roosts
- Tree confirmed as Natterers roost through eDNA (DNA swab 18/06/2026)
- Swabbed

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Figure 9: Tree climbing and eDNA swabbing surveys 2026

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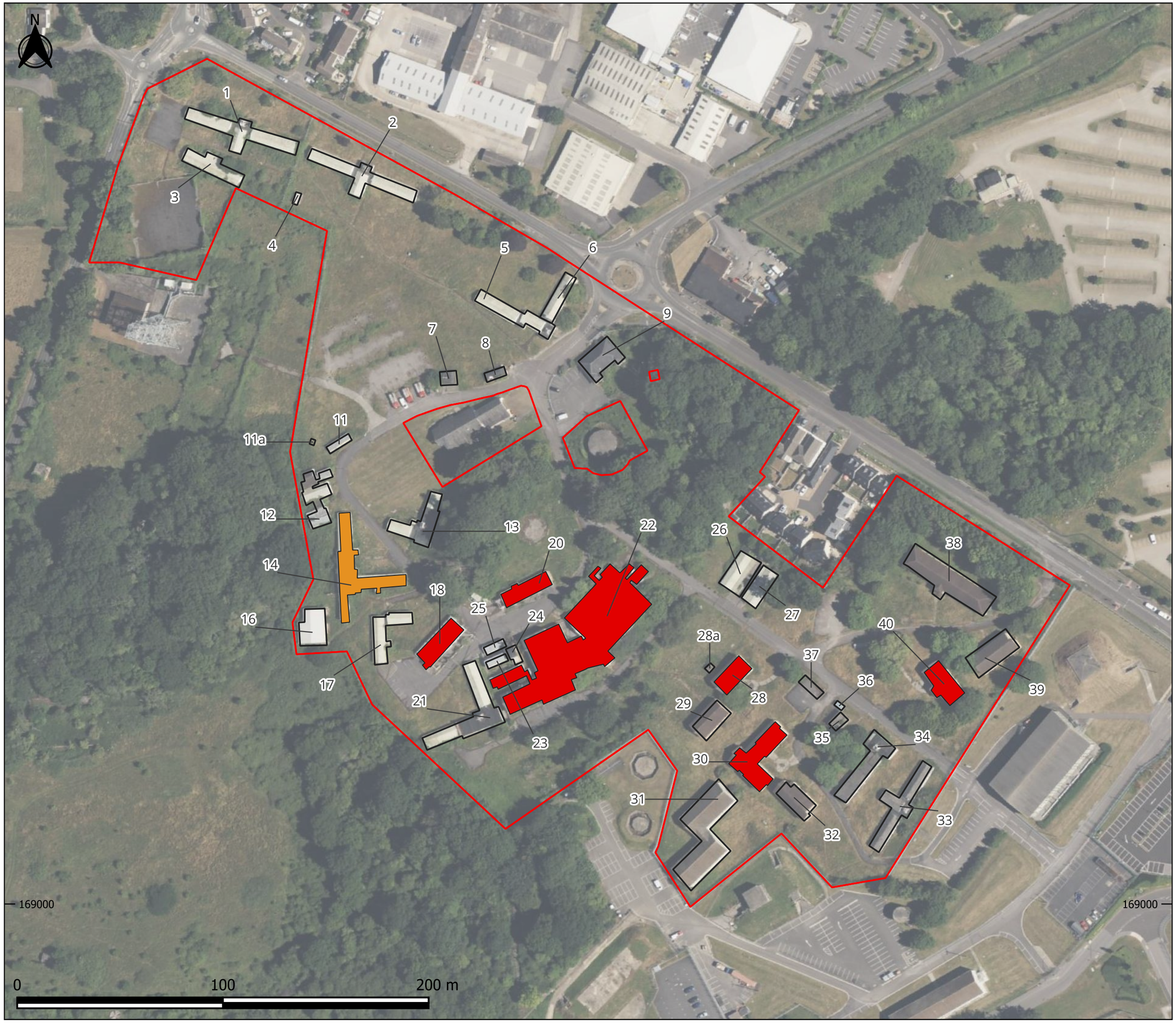
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Legend

Site boundary

2023 bat emergence results

Confirmed bat emergence

Possible bat emergence

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Figure 10: 2023 emergence survey results

DATE: 29/09/2026 CHECKED: ED SCALE: 1:1,750

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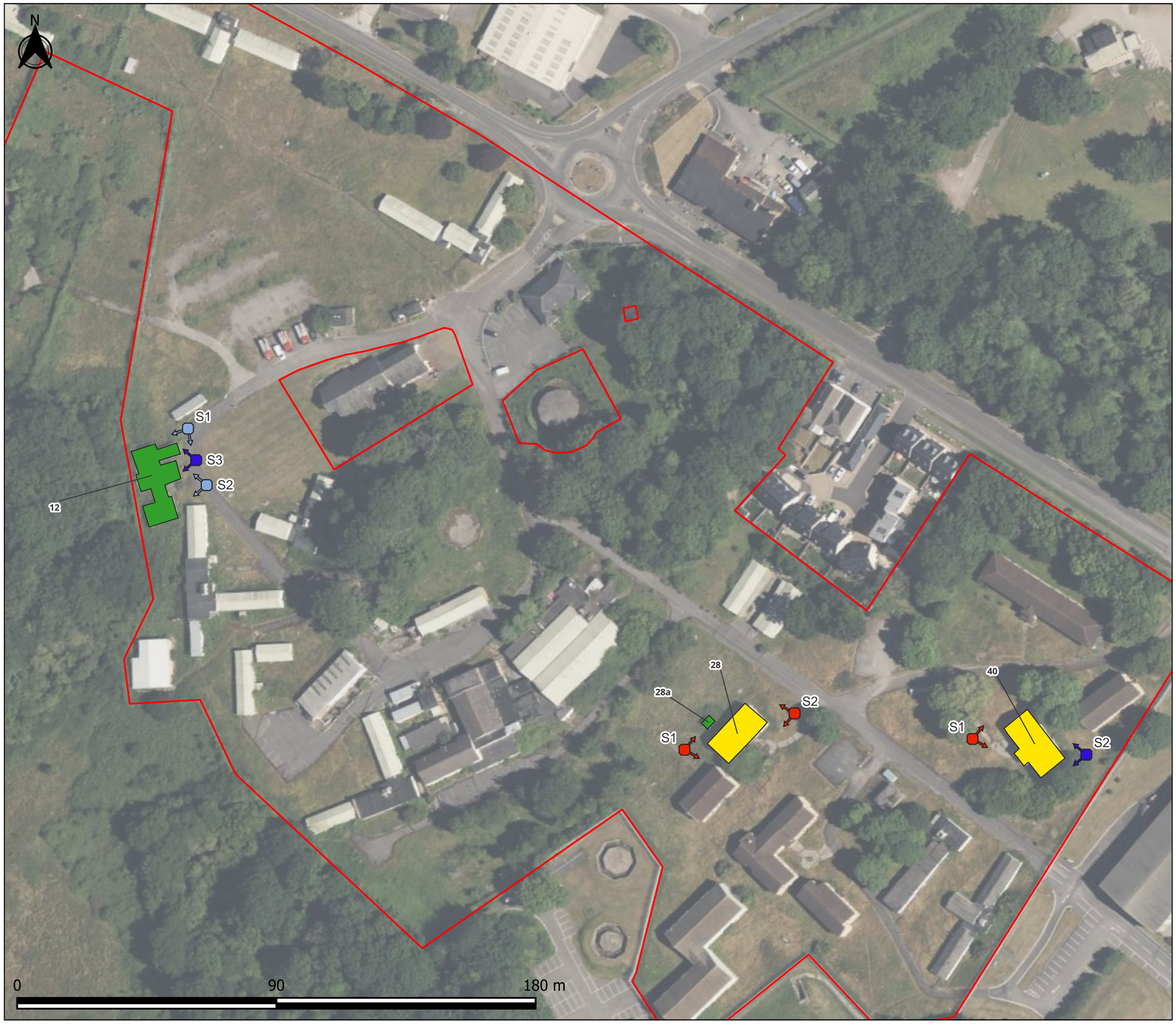
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Projection: OSGB 1936/British National Grid - EPSG 27700

Sources: BSG Ecology survey data

Graphics Ref. No.: 14906



Legend

Site boundary

Surveyor location and type

Infra-red

Thermal imaging

Thermal imaging (Un-manned)

Building assesment

Low roost potential

Moderate roost potential



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Figure 11: Emergence Survey - 01/07/2026 – Building 12, 28, 28a and 40

DATE: 29/09/2026 CHECKED: JP SCALE: 1:1,250

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Sources: BSG Ecology survey data

Graphics Ref. No.: 16021



Legend

- Site boundary
- Sighting of individual lesser horseshoe bat(s) observed
- Bat droppings

Surveyor location and type

- Infra-red
- Infra-red (Un-manned)
- Thermal imaging (Un-manned)
- Thermal imaging + Infra-red

Building assesment

- Negligible roost potential
- Low roost potential
- High roost potential

Building 21:
Less than 10 new droppings in same place as PRA survey (5 August)

Building 22:
x7 Lesser horseshoe hanging up above stage area and x4 flying within auditorium and bar area (21 July)



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Figure 12: Emergence Survey - 21/07/2026 – Building 21,22, 24 and 25

DATE: 29/09/2026 CHECKED: JP SCALE: 1:500

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Projection: OSGB 1936/British National Grid - EPSG 27700

Sources: BSG Ecology survey data

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Legend

- Site boundary
- AC Common pipistrelle roost access point (confirmed)

Surveyor location and type

- Infra-red
- Infra-red (Un-manned)
- Thermal imaging
- Thermal imaging (Un-manned)

Building assesment

- Low roost potential
- High roost potential



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Figure 13: Emergence Survey - 28/07/2026 – Building 5, 6, 9, 17 and 18

DATE: 29/09/2026 CHECKED: JP SCALE: 1:850

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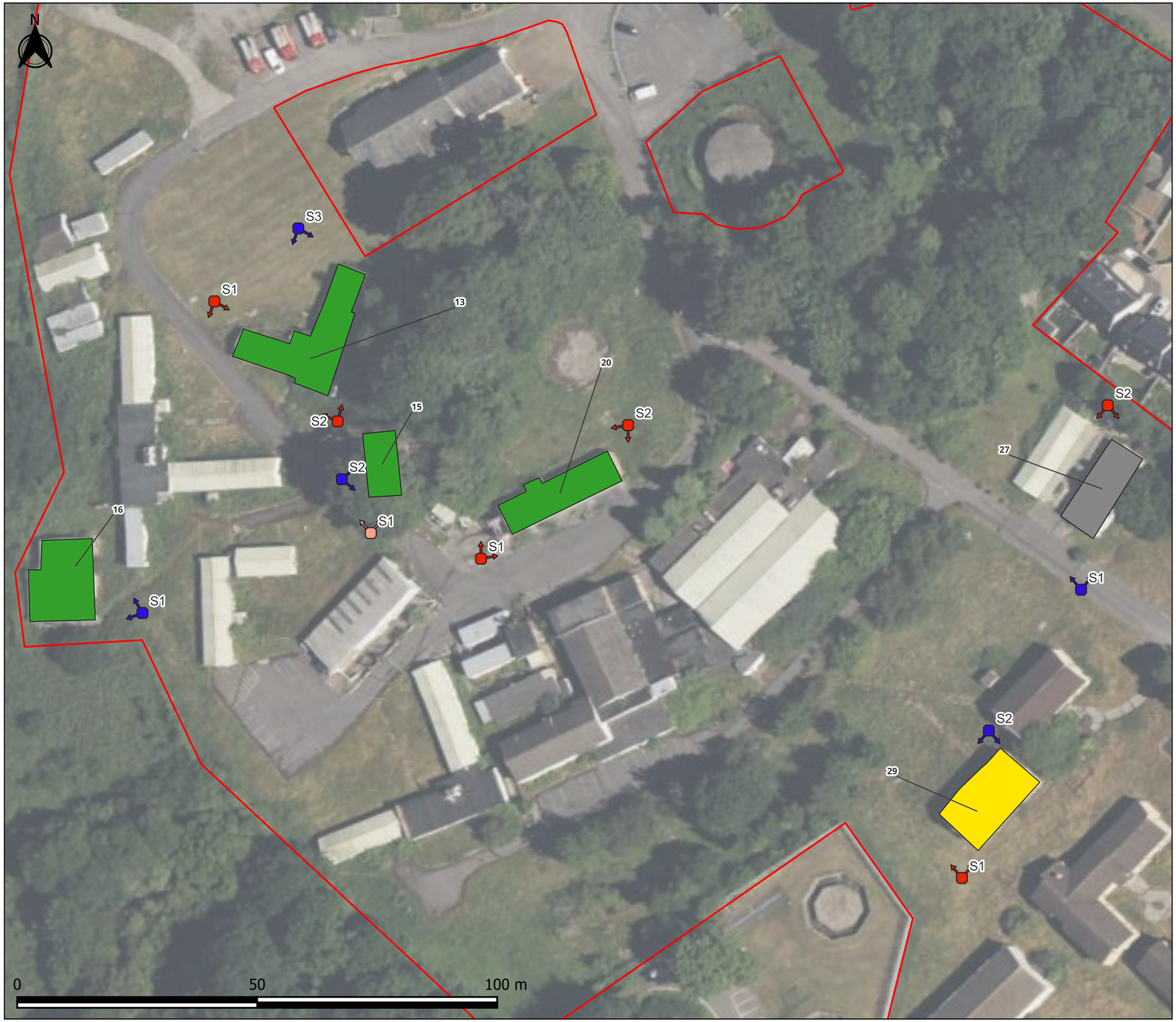
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Legend

Site boundary

Surveyor location and type

Infra-red

Infra-red (Un-manned)

Thermal imaging

Building assesment

Negligible roost potential

Low roost potential

Moderate roost potential



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Figure 14: Emergence Survey - 05/08/2026 – Building 13, 15, 16, 20, 27, 29,

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Sources: BSG Ecology survey data

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Legend

- Site boundary
- AC Serotine roost access point (confirmed)
- AC Common pipistrelle roost access point (confirmed)

Surveyor location and type

- Infra-red
- Thermal imaging
- Thermal imaging + Infra-red

Building assesment

- Low roost potential
- Moderate roost potential



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Figure 15: Emergence Survey - 10/08/2026 – Building 28, 30, 32 and 40

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Sources: BSG Ecology survey data

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Legend

- Site boundary
- Sighting of individuals bat(s) observed
- AC Lesser horseshoe roost access point (confirmed)
- Bat droppings

Surveyor location and type

- Infra-red
- Thermal imaging

Building assesment

- Low roost potential



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Figure 16: Emergence Survey - 12/08/2026 – Building 1, 2 and 3

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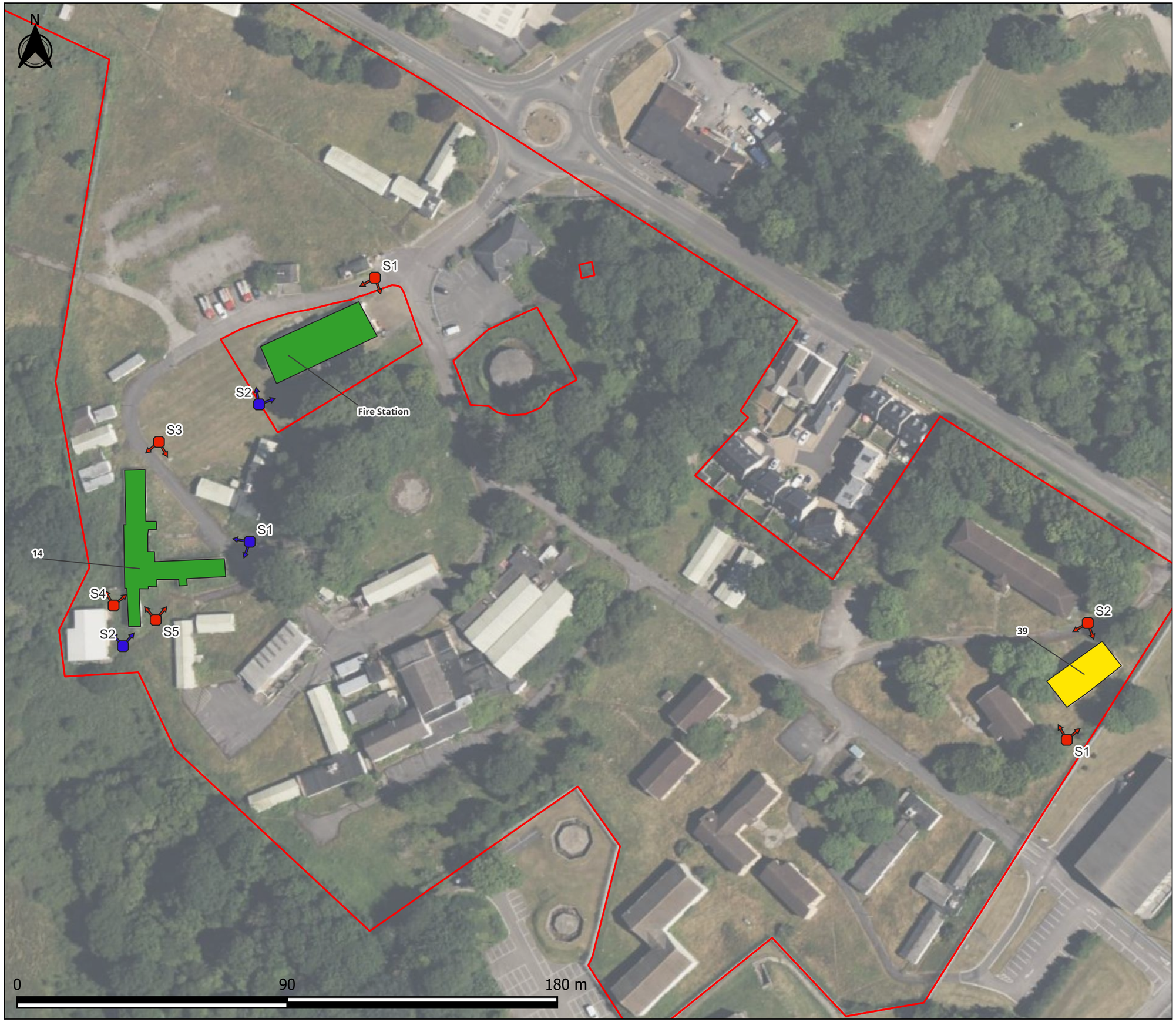
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Legend

Site boundary

Surveyor location and type

Infra-red

Thermal imaging

Building assesment

Low roost potential

Moderate roost potential



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DRAWING TITLE

Figure 17: Emergence Survey - 20/08/2026 – Building B14, 39 and Fire station

DATE: 29/09/2026 CHECKED: JP SCALE: 1:1,200

DRAWN: BH APPROVED: ED VERSION:1.0

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Projection: OSGB 1936/British National Grid - EPSG 27700

Sources: BSG Ecology survey data

Graphics Ref. No.: 16027



Legend

Site boundary

AC Common pipistrelle roost access point (confirmed)

Surveyor location and type

Infra-red

Infra-red (Un-manned)

Thermal imaging

Thermal imaging (Un-manned)

Building assesment

Low roost potential

Tree

Confirmed roost



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JOB REF: P25-635

PROJECT TITLE

RUDLOE 2025

DRAWING TITLE

Figure 18: Emergence Survey - 25/08/2026 – Building 33 and 38

DATE: 29/09/2026 CHECKED: JP SCALE: 1:900

DRAWN: BH APPROVED: ED VERSION:1.0

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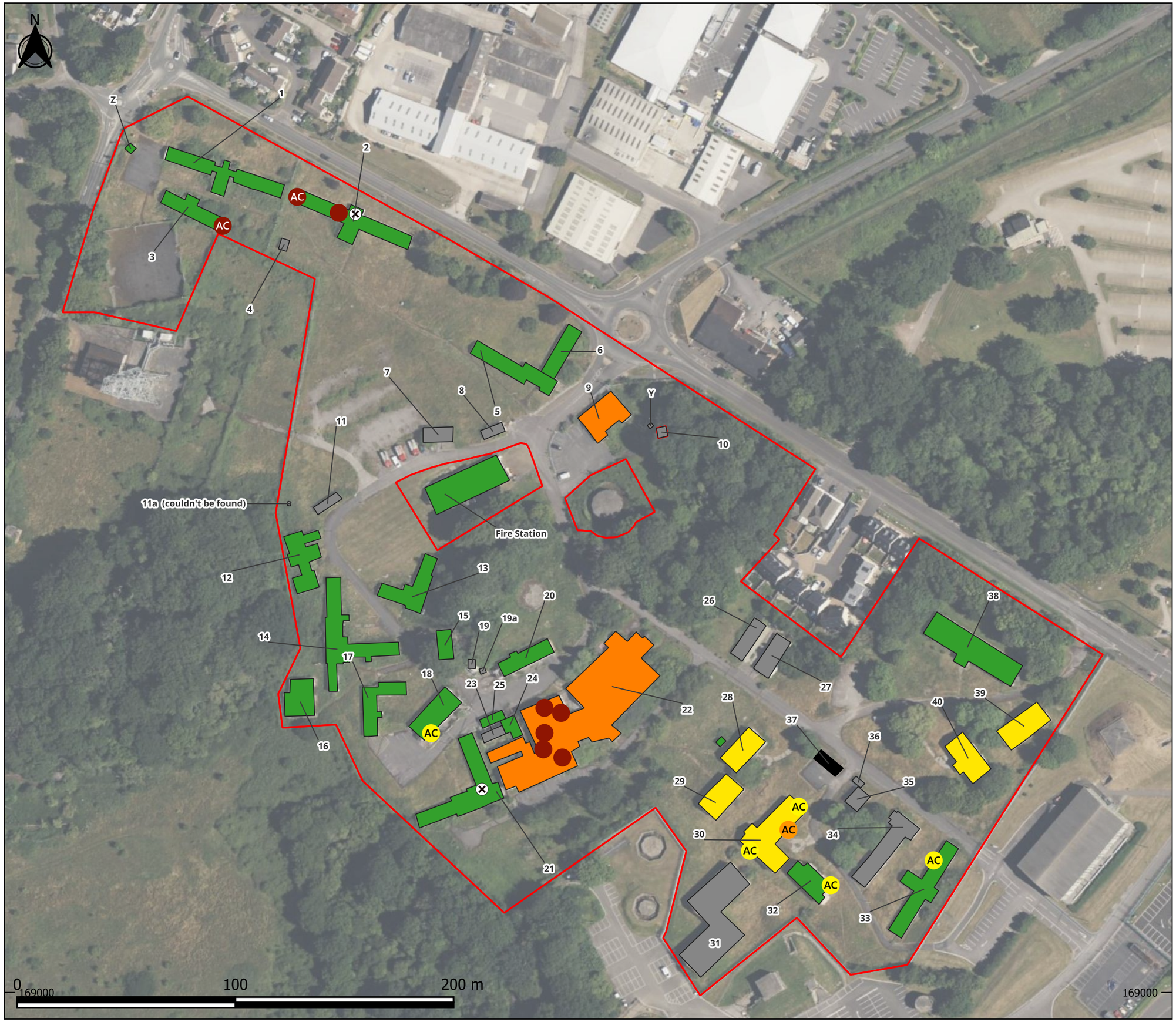
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Sources: BSG Ecology survey data

Graphics Ref. No.: 16028



Legend

- Site boundary
- Serotine roost access point (confirmed)
- Common pipistrelle roost access point (confirmed)
- Lesser horseshoe roost access point (confirmed)
- Bat droppings
- Sighting of individual lesser horseshoe bat(s) observed

Building assesment

- Negligible roost potential
- Low roost potential
- Moderate roost potential
- High roost potential
- Removed from site

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Figure 19: Summary of 2026 emergence survey and pre-inspection survey results

DATE: 29/09/2026 CHECKED: JP SCALE: 1:1,650

DRAWN: BH APPROVED: ED VERSION:1.0

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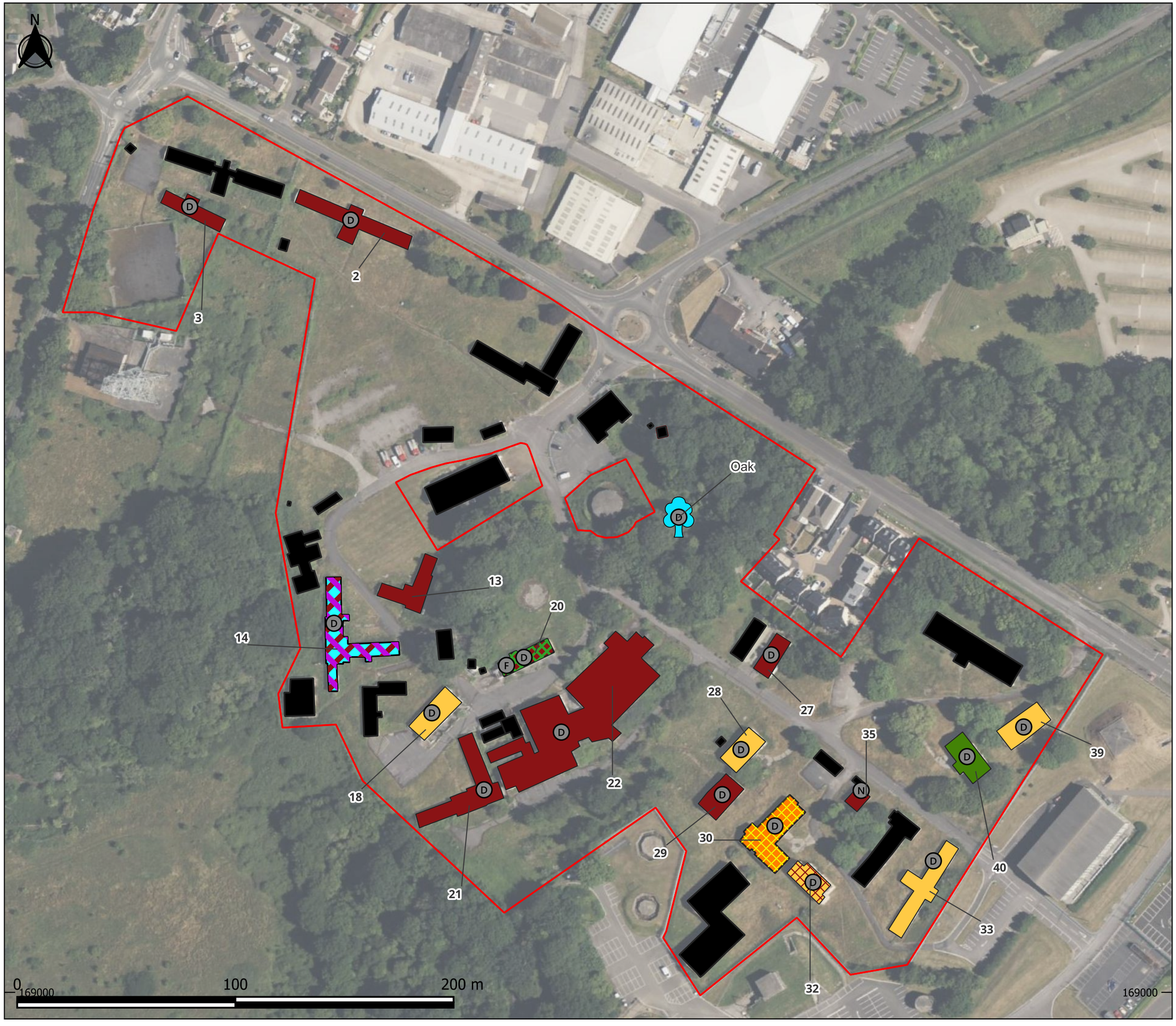
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Projection: OSGB 1936/British National Grid - EPSG 27700

Sources: BSG Ecology survey data

Graphics Ref. No.: 16029



Legend

Site boundary

Bat roost type

- D — Roost access point (confirmed)
- N — Night roost
- F — Feeding roost

Bat species

- Brown long eared
- Common pipistrelle
- Common pipistrelle and lesser horseshoe
- Lesser horseshoe
- Common pipistrelle and serotine
- Lesser horseshoe, soprano and myotis
- Not a roost / not a current roost
- Lesser horseshoe and brown long eared
- Natterers bat, tree roost

Only roosts recorded in 2021 to 2026 are visually represented as current roosts

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PROJECT TITLE

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DRAWING TITLE

Figure 20: Overall roost classifications

DATE: 29/09/2026 CHECKED: JP SCALE: 1:1,650

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Sources: BSG Ecology survey data

Graphics Ref. No.: 16030

[redacted]

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PROJECT TITLE

RUDLOE 2025

DRAWING TITLE

Figure 21: Confidential 2026 badger survey results

DATE: 30/09/2026 | CHECKED: JP | SCALE: 1:1,650

DRAWN: BH | APPROVED: ED | VERSION:1.0

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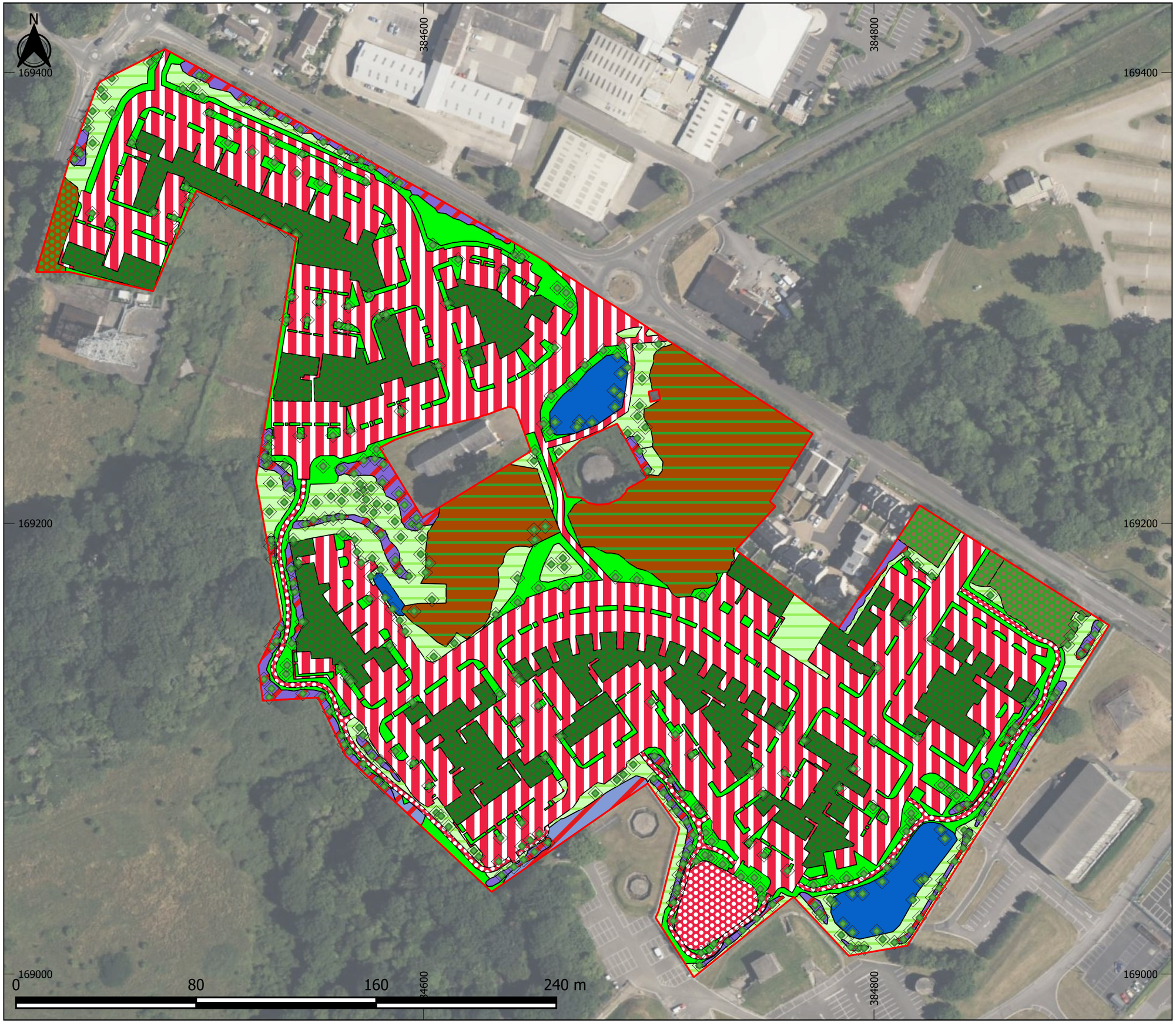
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Sources: BSG Ecology survey data

Graphics Ref. No.: 14901



Legend

- Site boundary
- Proposed Small Urban Tree
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Other woodland; mixed
- Sustainable drainage system
- Vegetated garden

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PROJECT TITLE

RUDLOE 2025

DRAWING TITLE

Figure 22: Proposed onsite habitats

DATE: 30/09/2026 CHECKED: JP SCALE: 1:1,600

DRAWN: BH APPROVED: ED VERSION:1.0

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All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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Sources: BSG Ecology survey data

Graphics Ref. No.: 14908

Appendix 1: Proposed Site layout.



Accommodation Schedule

Open Market

House Type	Occupancy	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
EMA22	2B3P	72.3	778	24	1734.7	18672
EMA33	3B4P	90.3	972	40	3612.1	38880
EMT31	3B5P	98.3	1058	15	1474.4	15870
EMT32	3B5P	98.3	1058	2	196.6	2116
EMT41	4B6P	116.3	1252	11	1279.5	13772
EMA42	4B6P	116.3	1252	18	2093.7	22536
EMA44	4B7P	126.3	1359	8	1010.0	10872
EMA46	4B7P	127.6	1374	2	255.3	2748
EMG44	4B8P	142.8	1537	10	1427.9	15370
EMG45	4B8P	163.1	1756	2	326.3	3512
EMT45	4B7P	134.7	1450	2	269.4	2900
			Open Market Totals	134	13679.8	147248

Affordable

House Type	Occupancy	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
Apartment (EMF12)	1B2P	51.8	558	9	466.6	5022
EMAP22	2B4P	80.3	864	6	481.6	5184
EMAP32	3B5P	94.3	1015	4	377.2	4060
EMAP41	4B6P	108.3	1166	1	108.3	1166
			Affordable Totals	20	1433.7	15432

Shared Ownership

House Type	Occupancy	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
EMAP22	2B4P	80.3	864	7	561.9	6048
EMAP32	3B5P	94.3	1015	5	471.5	5075
EMTP31	3B5P	94.3	1015	1	94.3	1015
			Affordable Totals	13	1127.7	12138

Site Totals				167	16241.1	174818

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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	17.07.25	RP	TW
P2	Revised layout following Pre-App feedback.	01.05.26	RP	MRW
P3	Updated to client comments	07.05.26	RP	MRW
P4	Amended to engineering comments received 13.05.26	21.05.26	RP	MRW
P5	Affordable tenure amended.	28.05.26	RP	MRW
P6	BCP's added, coordinated with latest drainage.	18.06.26	RP	MRW

Rev	Description	Date	Au	Ch

Project	**Rudloe 2, Corsham**
Drawing	**Site Layout**
Client	Taylor Wimpey Bristol
Job no.	TAYL250329
Dwg no.	SL.01
Date	17.07.25
Rev.	P6
Author	RP
Checked	TW
Scale	1:500 at A0
Status	PRELIMINARY
Office	Portishead
Client ref.	

thrive. architects

Appendix 2. Results of Ground Level Tree Assessment of trees for roosting bats.

Tree reference	Description	Provisional GLTA assessment (none, negligible, PRF-I, PRF M)
AC	Group of 5 oak trees, one completely obscured by Ivy, potentially creating PRFs. All other trees no PRFs. 1 mature the rest semi mature.	PRF-I for Ivy covered tree only.
BB	Poplar tree has thick ivy up main stem. Broken off limb east facing 3m high is overgrown with Ivy, could be a feature here.	PRF-M
BB1	Near power line. Ivy creating occasional small gaps on main stem. Adjacent to two dead trees with overgrown Ivy on stem obscuring features but also creating potential gaps for roosting.	PRF-I
BB2	Gap where stem branches off east facing about 1.5m high, other traverse splits higher up but Ivy slightly obscuring.	PRF-I
BB3	PRFs where stem has collapsed	PRF-M
BB4	Two mature trees with ivy obscuring stem and possibly creating PRFs	PRF-I
C1	North facing hole 3m high on branch off main stem. Decay on main stem but no cavities or PRFs. Ladder and endoscope potentially.	PRF-I
D	Can't access, as outside landownership, but no PRFs seen from behind fence.	FAR if direct or indirect impacts likely
H	A broken off limb, possible cavities but upward facing, no decay so wound could be recent. Small broken off branch with flaking bark but downward facing. North facing woodpecker hole on main stem 3m high.	PRF-I
J	Canker off bent branch 5m high, knotholes east facing 5m high on main stem. Flaking bark on branch east facing small cavity. Multiple PRF-I features noted.	PRF-I
J1	Wound with cavity north facing on branch off main stem 5m high. Adjacent to two dense ivy covered oak trees, one furthest from fence has broken off limb, can't see if cavities present.	PRF-I
J3	Rot and decay on lower limbs, flaking bark and decay on smaller limbs higher up. Cavities likely extend up into stems.	PRF-M
J4	Ivy covered dead tree with snapped off branch at top possibly creating PRFs. Flaking bark present on adjacent small trees but not PRFs.	PRF-I
L	Mature willow with cracked bark but limited cavities, dense surrounding vegetation. PRF-I precautionarily. Bulging base, possible cavity where main stem branches off.	PRF-I
N	Butt rot at base could extend. Endoscope required.	PRF-I
N1	Wound and decay on branch off main stem, unsure if extends, needs ladder and endoscope.	PRF-I

Tree reference	Description	Provisional GLTA assessment (none, negligible, PRF-I, PRF M)
N2	Flaking bark, decaying limb with upwards cavity, holes might make feature too open, needs further inspection with ladder and endoscope.	PRF-I
N3	Butt rot at base, could extend upwards.	PRF-I
N4	Flaking bark on dead limb. Endoscope and ladder required.	PRF-I
N5	Flaking bark from 1m high on main stem. Endoscope from ground, no features seen further up.	PRF-I
N6	Flaking bark at base of tree. Endoscope from ground, no PRFs seen higher up.	PRF-I
O2	Wound at base of tree, endoscope from ground. Surrounding dead trees have flaking bark but too open to be PRFs.	PRF-I
Q	Apple covered in bramble.	FAR
S	Tree is very mature needs climbed inspection to confirm no features are present. Features could be significant if present. PRF-M as a precaution.	PRF-M
S1	Dead standing tree flaking bark providing gaps.	PRF-I
U1	Longitudinal split on branch off main stem, 1.5m long, 1cm wide, south facing a building, looks to extend about 5cm into branch.	PRF-M
V1	Mature tree, lichens/moss on limbs and main stem. North facing hole where limb broken off, 3m off ground. Knothole west facing on branch off main stem, 3m off ground. Features look to extend.	PRF-M
V2	Rot and decay on multiple branches off main stem, cluster of bark where stem branches out, unsure how stable flaking bark is as a feature, potentially flimsy. PRF-M as precaution.	PRF-I
W1	South facing wound on lower limb 2m high, small hole looks to extend up branch and possibly sideways	PRF-I
W2	Fissure south facing main stem 1m high, ants nest present. quite open doesn’t' extend but 1 or 2 bats could fit in here, no bats present at time of survey. Unlikely to provide stable temps, could be occasional roosting locations. PRF-I as a precaution.	PRF-I
W5	North facing wound on small limb, could extend slightly downwards but can't see, ladder inspection, no PRFs higher up.	PRF-I
W10	Significant rot and decay on main stem at base, decaying limb further up, not safe to climb.	PRF-M
Z	Multiple knotholes that don't lead anywhere. Flaking bark on east facing branch.	PRF-I

Appendix 3. Summary of building descriptions and results of bat surveys 2014 – 2023, including results from the PRA survey in 2026.

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
1	Single storey brick and block building with solid rendered walls. Mostly pitched roof of corrugated metal with some small sections of felted flat roof. Dense vegetation on the northern elevation limiting visibility. **PRFs:** Building internally and externally assessed. Smashed glazing/ open windows and doors. Plenty of opportunities for bats to get inside the building, though it is very bright inside from natural light. Most suspended ceilings are damaged leading to pitched roof. External render peeling creating possible roosting crevice for cavity dwelling species in the summer months. Cavity blocks are also spalling creating gaps into these. Roof-top water tank.	None	No evidence of bats seen in PRA No evidence of bat found during pre-survey inspections and no emergences recorded in 2026	Low
2	Single storey brick and block building with solid rendered walls. Mostly pitched roof of corrugated metal with some small sections of felted flat roof. Dense vegetation locally present externally limiting visibility. **PRFs:** Building internally and externally assessed. Smashed glazing/ open windows and doors. Plenty of opportunities for bats to get inside the building, though it is very bright inside from natural light. Most suspended ceilings are damaged leading to pitched roof. External render peeling creating possible roosting crevice for cavity dwelling species in the summer months. Cavity blocks are also spalling creating gaps into these. Roof-top water tank.	2014: One common pipistrelle emerged from south-eastern corner of the building during emergence survey 09 June 2014.	Droppings found in two rooms including < 10 in Room 14 (sample ref: EG3323-1) and approximately 20 in Room 13 (sample ref: EG3323-2). Both confirmed lesser horseshoe. Bats are likely hanging from light fittings. X1 lesser horseshoe recorded during pre-survey inspection and emerging from western doorway during the same evening during the emergence survey. The bat was recorded hanging up in side room within void where missing ceiling tile allowed access.	Low
3	Single storey brick and block building with pitched corrugated metal roof. Dense vegetation on the northern and parts of the southern elevation limiting visibility. **PRFs:** Building internally and externally assessed. Smashed glazing/ open windows and doors. Plenty of	None	No evidence of bats seen X1 lesser horseshoe bat emerged from southeast doorway in 2026	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
	opportunities for bats to get inside the building, though it is very bright inside from natural light. Most suspended ceilings are damaged leading to pitched roof. External render peeling creating possible roosting crevice for cavity dwelling species in the summer months. Cavity blocks are also spalling creating gaps into these. Gaps at eaves on the southern aspect.			
4	Fuel sub-station. Rendered over brick. Corrugated metal flat roof. **PRFs:** Door damaged and open. Limited internal suitability for vesper bats. Small areas of peeling render unlikely to be suitable.	None	No evidence of bats seen	Negligible
5&6	Two joined single-storey buildings. Includes a chapel. Rendered brick construction with both pitched and flat sections of corrugated metal roof. **PRFs:** No internal access. Open/damaged windows giving opportunities for bats to get inside the building, though it is likely to be very bright inside from natural light. Gaps in suspended ceiling could be seen through windows. Peeling/ lifting external render, damaged fascia and gaps under warped edges of the metal roof create possible roosting crevice for cavity dwelling species in the summer months.	None	No evidence of bats seen No emergences recorded	Low
7	Single-storey building with solid brick walls and flat, felted roof. Fuel-substation. Small room present with no access. **PRFs:** Internally assessed, but only briefly due to smell of fuel. Door open. Roofing felt (laid over concrete roof) in very poor condition and dislodged in many places. Could not rule out opportunistic use by bats but overall meets the definition of Negligible suitability for bats.	None	No evidence of bats seen	Negligible

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
8	Single-storey storage building with solid brick walls and flat roof covered in roofing felt over concrete roof. **PRFs:** Door open. No internal features. Roofing felt (laid over concrete roof) in very poor condition and dislodged in many places. Could not rule out opportunistic use by bats but overall meets the definition of Negligible suitability for bats.	None	No evidence of bats seen	Negligible
9	Single storey brick 1980s building with hipped slated roof. Loft void accessed in 2023 (but not 2020). **PRFs:** Internally and externally accessed. Roof void not accessed in 2026 due to collapse in some areas (unsafe). Loft hatch noted to be open also. Open windows and doors provide opportunities for bats to enter into the building. Areas of suspended ceiling are damaged in places. Small number of damaged slates and hip/ ridge tiles provide potential bat access between tiles and any roof lining. Cobweb-free gap around overhang on north-western elevation and gaps under overhanging eaves with damaged mesh also providing bat roost opportunities. Active birds' nest seen internally (robin).	2014: Scattered brown long-eared bat droppings in roof space.	No evidence of bats seen No emergences recorded	High
10	Sub-station of block wall construction with flat concrete roof. Off-site and in gated compound. **PRFs:** Louvered vents might allow bat access inside but these appear to be grilled making bat roosting internally unlikely to be present. No external PRFs seen.	N/A	No evidence of bats seen	Negligible
11	Flat metal roofed porta-cabin on concrete foundation. **PRFs:** Two doors are open. Surveyors did not enter the building due to apparent water damage, but it was surveyed from the doorways. No evidence of bats seen from these locations. Damage to fascia from weathering, unlikely to be provide any likely bat roosting opportunities. Active bee nest noted at the time of the PRA.	N/A	No evidence of bats seen	Negligible

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
11a	No previous description of this structure. Structure not found in 2026. May be occluded within dense bramble.	None	N/A	N/A
12	A mixture of adjoined buildings; some of rendered block or brick with pitched roofs clad in corrugated cement tiles. Others are of concrete construction with pitched metal roofs which are lined with boarding. Some sections are of pre-fabricated construction and there are single storey felted links between building sections. Vegetation occludes approximately 70%+ of the building, with only very small external areas now visible to surveyors. **PRFs:** Internally assessed. Missing sections of suspended ceiling, small gaps in internal walls. Potential for bats to roost between the boarding that's lining the metal roof. Unknown roof void construction under corrugated cement tiles. Due to the dense vegetation, it was very difficult to identify the current external condition of the building and what PRFs may be present. The corrugated cement roof tiles are potential for use by bats, as are the small sections of felted roof coverings on the links. Previous descriptions of the building noted: "*Hole through wall on back of building on the western side where cables enter building. Holes under building base panels*."	None	No evidence of bats seen No emergences recorded	Low
13	Single-storey building of mixed rendered brick and pre-fabricated construction. Roof includes pitched corrugated metal and flat felt-covered and metal covered sections. Roof void not accessed in previous years. Very dense vegetation now occludes approximately 50% of the external areas of the building. **PRFs:** Whilst this building was previously assessed internally, due to the vegetation cover, the access into the building is now overgrown with dense bramble preventing	2014: Lesser horseshoe observed inside the building (seen through windows) 28/08/14. 2020: Eight fresh bat droppings found under missing ceiling panel in Room 13; single old dropping found in kitchen area.	No evidence of bats seen No emergences recorded	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
	access in 2026. There are open windows allowing bats into the internal spaces. Suspended ceilings are damaged (as can be viewed through windows). A broken door gives potential access into a small plant room, though PRF for bats in this plant room are very limited. Gaps around felt covering the roof are present in some areas, which may be suitable for individual; crevice dwelling species.			
14	Single-storey rendered brick building with pitched corrugated metal roof and a flat felt-covered link section and a pre-fabricated extension. Dense vegetation is now present around much of this building obscuring many of the elevations and some areas of the roofs (approximately 50% vegetation coverage overall). **PRFs**: Internally accessed in 2026. Internally, there are areas of damage. Parts of the internal parts of the building are very dark with no/little natural light entering in. Externally, lifted render was noted in some areas, which may provide roosting opportunities for crevice dwelling species in the summer months. Doors and windows open/ damaged provide entry points into this building by bats.	2020: Approximately 200 fresh droppings (likely lesser horseshoe) in Corridor 3. Approximately 200 old droppings under metal pipe in Room 11 (approx. 8 m from the fresh pile). Lesser horseshoe observed in roof void (visible from missing ceiling panel). 2021: Two soprano pipistrelle emerged from under felt flashing on a water tank on the roof on 15 July 2021. 2023: Possibility if two *Myotis* bats emerging from this building 14 August 2023. Surveyors were observing B12 at the time, so emergence from B14 is uncertain.	No bats were observed. Bat droppings were identified in the darkest areas of the internal space of the building in similar areas to those previously documented. These were sampled and sent for analysis, confirming the presence of lesser horseshoe in all three samples. Corridor 3: Mostly very old bat droppings, with approximately 15 fresh droppings (sample ref: EG3323-3). Room 12: approximately 15 fresh droppings (sample ref: EG3323-4). Room 11: one accumulation of very old droppings that correspond directly under a metal pipe in the ceiling, and a separate small accumulation of approximately 10 fresh droppings (sample ref: EG3323-5). Bat droppings are collecting on carpets, which may speed up dropping decomposition where carpets are becoming damp from atmospheric conditions throughout the seasons. This makes it difficult to determine ‘freshness’ of droppings in this environment. Fresh droppings noted in pre-survey inspection. No emergences recorded.	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
15	Building of brick construction with flat roof covered in roofing felt. Approximately 50% of the building is occluded with dense vegetation. **PRFs**: Internally assessed. Doors are open. Limited internal features suitable for supporting vesper bats. Externally, gaps under fascia board was noted which may provide opportunities for individual crevice dwelling species.	N/A	No evidence of bats seen No emergences recorded	Low
16	Single storey brick and breeze block building with asymmetric pitched roof covered in corrugated metal and supported by wooden trusses. No windows. A separate plant room at the rear of the building is present but could not be accessed by the surveyors due to dense vegetation which now occludes more than 60% of the external areas of the building. **PRFs:** Door is open. Sections of the suspended ceiling are missing giving view into the underside of the roof. Well-sealed fascia boarding with very narrow gaps that are not suitable for roosting.	N/A	A single bat dropping (species undetermined) was noted on the flooring, which is also well littered with rabbit droppings, leaves and debris, making the identification of bat droppings very difficult. Possibly from bat flying in and around the space rather than roosting. No emergences recorded.	Low
17	L-shaped single-storey building made from pre-cast concrete panelling and corrugated metal roof. One brick gable wall and brick link section with felted roof. Previous surveyor notes of this building include: "*No roof void. Airy, well-lit internal space with many windows.*" Dense vegetation obscuring parts of some elevations. **PRFs**: No internal access in 2026. Broken windows. Holes in concrete on southern aspect and at cable entry points on eastern aspect. Gaps under felted sections noted which may be suitable for crevice dwelling species. Previous notes on this building include: "*Louvre door open on eastern aspect. Gaps between soffits and brick wall sections and hole in corner of metal soffit box on northern elevation*."	None	No evidence of bats seen No emergences recorded	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
18	Brick buildings with corrugated metal cladding in some areas. Building large internally (previously a mechanics workshop) with smaller rooms used as WC and office space. Pitched corrugated roof. Light and draughty interior. Small adjoined brick outbuilding with flat felted roof and missing doors. **PRFs:** Several windows and doors open/ damaged. Including the window the leads into the WC.	2020: Approximately 200 mostly old droppings under light fitting in WC (north-east corner of building). Assumed to be lesser horseshoe. 2021: Four common pipistrelle emerged from under metal fascia board on southern aspect on 19 July 2021. One common pipistrelle re-entered in the same area on 10 June 2021; two on 17 June 2021; and one on 20 July 2021. 2023: One common pipistrelle emerged from under a metal fascia on southeast elevation 31 July 2023.	No evidence of bats seen (Note: The WC is now very draughty and not even old droppings were evident in this area in 2026). X2 common pipistrelle emerged from south east aspect.	Low
19 & 19a	Two small brick-built buildings with flat corrugated metal roofs. In use as a sub-station/ plant room. **PRFs:** Internally assessed. Doors open/ missing. No suitable internal roosting features notes for bats.	N/A	No evidence of bats seen	Negligible
20	Single storey brick building with pitched corrugated metal roof. Previously mechanics workshop/ vehicle storage area and external car wash area. Four large metal doors. Small projection out the rear of the building which is flat roofed and covered in felt. Dense vegetation occluding lower areas of the north-western elevation. **PRFs:** Internally accessed only 30% of the building. The area behind the three large metal doors could not be accessed. Gaps above the lintels could allow bats to access into these spaces. Pedestrian door is open. Well-sealed fascia around roof edge (unlikely to provide bat access). Previously noted for this building: "*Holes in wall on north-western elevation, with cavity behind*." Small sections of lifted felt on rear projection could support individual crevice dwelling bats.	2021: One lesser horseshoe was seen roosting close to the ridge prior to the start of a dawn survey on 17 June 2021. This bat emerged from the building before the survey commenced. 2023: One, possibly two, lesser horseshoe emerged from open door to plant room on southwest elevation of building 09 August 2023.	No evidence of bats seen. Feeding remains (two separate cascades of underwing moth wings) present during pre-survey inspection in 2026 No emergences recorded	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
21	Single storey rendered brick building with roof including pitched corrugated metal and flat roof felt-covered sections. Dense vegetation occludes approximately 30% of the external area of the building. Roof-top water tank with felt covering. **PRFs:** Doors and windows open/ damaged allowing bats into the internal space. Internally, sections of suspended ceiling are missing. Most areas of the building are very well lit from natural light ingress, though there are some areas that are very dark. Small area of lifting felt on roof-top water tank.	2020: Scattered lesser horseshoe droppings found inside building as follows: single dropping in Room 11; 15 droppings of various ages (mostly old) in Corridor 2; throughout Corridor 1 and Room 1 with approximately 20 old droppings in a concentration in Corridor 1 between Rooms 4 and 11. 2021: Single lesser horseshoe observed light sampling in open doorway on the northern aspect of the building 09 June 2021 26 minutes after sunset (was not seen to emerge). 2023**:** Lesser horseshoe droppings present in various locations.	Bat droppings were noted in Room 6 and 7, with no more than 30 droppings in any of these locations. Only a small subset of dropping were fresh. Droppings samples confirmed lesser horseshoe (EG3323-6) in Room 6, with Room 7 droppings being of the same characteristics. A single lesser horseshoe was noted suspended from a ceiling in a dark corner of Corridor 3. Low numbers of fresh droppings recorded during pre-survey inspection. No emergences recorded.	Low
22	A complex mix of one- and two-storey building/range of buildings of brick and prefabricated construction. Roofs include sections that are pitched with corrugated metal covering, flat sections that are concrete or clad in corrugated cement boarding or felt. Vegetation is occluding some lower elevations and single-storey sections of the building. **PRFs:** Internally assessed, through no roof void areas were accessed as well as some rooms/ building areas where wooden floors were visibly collapsing from water damage. Numerous open and broken windows and doors. The large size and complex internal arrangement mean that many dark internal spaces are available though this is likely to be deteriorating over time as increased levels of damage are resulting in less stable internal conditions and additional natural light ingress. Internally, render/plaster peeling off in many places. The dining area has peeling wallpaper. Many of the internal areas are open allowing	2014: Two brown long-eared droppings found at building entrance. 12 lesser horseshoe bats and one greater horseshoe bat observed 12/08/14. One common pipistrelle bat emerged from the apex of the south facing gable end 24/06/14. One serotine returned to roost under the fascia, on the south facing gable end 08/07/14. One common pipistrelle returned to roost under the fascia on the south facing gable 08/07/14. One lesser horseshoe observed roosting during the dawn transect 08/07/14. 2020:	Two lesser horseshoe bats were noted in flight over the stage/ auditorium area. The bats were very active and unsettled, moving around the space and all the connecting rooms and corridors. Bat droppings were scattered in this area with no real concentrations present, indicating that bats are moving around this area frequently. Droppings (sample ref: EG3323-7) confirmed only lesser horseshoe present within the tested sample). Denser accumulations of bat droppings were noted in Store 1 which directly leads off the auditorium (sample ref: EG3323-8) were confirmed to also be from lesser horseshoe. Lesser horseshoe type droppings were also identified in Room 14 and a female toilet on the ground floor (not sampled). Dense accumulation of	High

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
	bats to free-fly to many areas without hinderance. Suspended ceilings are damaged significantly in some areas. An access hatch is open in the kitchen area which leads into metal ducting and possibly also the roof void. Externally, gaps and cavities are noted in soffits, under cladding, fascia boards, and gaps at the edge of roofs including where felt lips the edge of a roof.	Two lesser horseshoes observed inside Store 2 and in roof void above Room 18 (bar). Large numbers of droppings throughout building, with concentrations near the auditorium/ stage, Rooms 14 and 20, and a female toilet. 2021. Droppings present with a peak count of eight lesser horseshoes within the auditorium and two in the bar area. Two lesser horseshoes emerged from a doorway on the northern aspect 29 June 2021. Two lesser horseshoes were later observed re-entering this building during the same survey. Two probable lesser horseshoes seen flying within this building during the survey on 29 June (seen through first-floor windows on the southern aspect). Two lesser horseshoes re-entered through the same open doorway on the northern aspect 10 June 2021. Five lesser horseshoes re-entered through the doorway on 20 July 2021. 2023: Three lesser horseshoes observed and numerous droppings present during PRA. One probable lesser horseshoe (no echolocation) re-entered through open doorway on north elevation 05 July 2023. Two bats observed emerging (no echolocation), likely to be lesser	lesser horseshoe type droppings were noted below a steel girder in Room 20, with a good quantity of scattered droppings present throughout the bar area also. A lesser horseshoe (probably one of the two earlier seen in flight in the auditorium) was observed flying over the top of the bar shutters. Additionally, a small accumulation of bat droppings were noted in Room 1 on the first floor. Finally, a third bat, probably a lesser horseshoe, was seen in flight inside the kitchen before it flew into the open hatch leading into the area above the ducting. Lesser horseshoe bats recorded on every pre-survey inspection in 2026 with a peak count of x11 individuals on 21 July 2026. Numbers varied between 6-11 across July-August 2026. Bats were mainly noted hanging above the stage area at the eastern end. Individuals were also recorded in the bar area, in the room behind the bar area and down the stairs from the auditorium. Individuals were also found hanging from the auditorium ceiling on occasion. No emergences recorded.	

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
		horseshoes; one from open doorway on north elevation, and one from open doorway on southern elevation on 29 August 2023.		
23	Small prefabricated portable unit with flat roof. Dense vegetation and proximity to B24 prevented access to much of this building (approximately 70%). **PRFs:** No internal access. External elevations are deteriorating. Very limited opportunity for roosting bats.	N/A	No evidence of bats seen.	Negligible
24	Brick plant room with flat, felt-covered roof. Dense vegetation prevented access to most of this building, with only an estimated 50% of the external elevations that could be viewed (some of which was through a door from B22). **PRFs** No internal access due to presence of moderate risk asbestos (amosite). No apparent doors or windows could be seen by surveyors, however a door was noted to be very slightly ajar on a previous survey but this had dense vegetation surrounding it at the time. Small possibility of crevice dwelling individual bats using the lip of the overhanging roofing felt.	N/A	No evidence of bats seen. No emergences recorded.	Low
25	Prefabricated portable unit with flat metal roof in very poor condition. **PRFs:** Not internally accessed due to its poor structural conditions, however missing sections of elevation allowed a view inside where sagging plasterboard created gaps that may potentially be used by crevice dwelling species in the summer months.	None	No evidence of bats seen. No emergences recorded.	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
26	Single-storey solid block wall building with a pitched roof clad in corrugated metal. Dense vegetation occluding the northern and western elevations. **PRFs:** The building appears in reasonable condition with no open doors or windows. Surveyors could not get assess to the internal space for the survey. No PRFs were noted.	N/A	No evidence of bats seen.	Negligible
27	Single-storey solid block wall building with a pitched roof clad in corrugated metal. A small flat roof extension is present to the north, which has a felted roof. Dense vegetation occluding the northern elevation. **PRFs:** Most, but not all, of the building was internally accessible to surveyors. One open doorway present which leads into some rooms of the building. Most of the building is light and airy inside with no roof void or features suitable for roosting for vesper bats.	None	An accumulation of mostly old but a small number of newer (but not necessarily fresh) bat droppings was noted in Room 4 directly under a light fitting. This sample (sample ref: EG3323-9) confirmed lesser horseshoe. No bats recorded during pre-survey inspections. No emergences recorded.	Negligible
28	Two storey 1980s brick building with pitched flat cement tile roof. **PRFs:** Internally assessed except for the roof void. Door and some windows open. Hole in soffit and hole into vent above door on north-western aspect.	2020: Possible feeding evidence as several peacock butterfly wings visible on floor of boiler room. No droppings seen. No further evidence internally but loft space not accessed. 2023: One common pipistrelle emerged from soffit on northwestern elevation 14 August 2023.	No evidence of bats seen. No emergences recorded.	Moderate
28a	Small brick sub-station. Almost fully occluded apart from the roof by dense vegetation. Mono-pitched roof clad in flat cement tiles. **PRFs:** Wooden fascia board slightly lifted away from brickwork.	None	No evidence of bats seen. No emergences recorded.	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
29	Two storey 1980s brick building with pitched flat cement tile roof. Loft void not accessed in previous years. **PRFs:** Not internally accessed. Windows open. Damaged soffits present.	2014: One common pipistrelle returned to roost near the north-eastern corner of the building 08/07/14. 2021: One lesser horseshoe emerged from missing soffit panel in east of building 09 June 2021.	No evidence of bats seen. No emergences recorded.	Moderate
30	Two storey 1980s brick building with pitched flat cement tile roof. **PRFs:** Not internally accessed; however, previous surveys noted an internally collapsed roof. Small gaps between soffit and brickwork throughout. Vents along ridge tiles, but likely to be too thin for bat access. Wooden board at base of porch lifted (approximately 5 x 40 cm gap). Small gaps around the hanging tiles around the skylight present.	2021: One common pipistrelle possibly emerged from out of a soffit hole on the south-eastern aspect of the northern wing of the building on 16 June. One common pipistrelle briefly re-entered at this location then re-emerged again on 07 July 2021. 2023: One common pipistrelle emerged from soffit on northwestern elevation 17 July 2023.	No evidence of bats seen. X3 common pipistrelle emerged from the building in 2026. X1 from the northern gable end around the apex. X2 emerged from around the soffit on the southern aspect from different locations. X1 serotine emerged from the southwest aspect in 2026 from around brickwork and cladding	Moderate
31	Two storey pre-fabricated building (plastic elevations) with pitched cement tile roof. Multiple windows result in a light internal environment. **PRFs:** Roof void not internally assessed. Occasional window open on both floors. Suspended ceiling panels missing in some areas leading to roof void which is lined, with a gap at the ridge. Well-sealed vented uPVC soffit boxes.	None	No evidence of bats seen.	Negligible

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
32	Two storey 1980s brick building with pitched tile roof. Ground floor only surveyed in previous years. **PRFs:** Internally assessed on both floors in 2026, with the exception of the roof void**.** Door and windows open. Very light and airy inside. Gaps between soffit and brickwork throughout. Gaps leading into tiled porch.	2021: One lesser horseshoe emerged from open door on eastern aspect of the building on 09 June 2021. One common pipistrelle emerged from gap in soffit on eastern aspect of the building on 09 June 2021. One common pipistrelle re-entered under a gutter into a soffit hole on the northern corner of the building on 07 July 2021.	No evidence of bats seen. X1 common pipistrelle emerged from the southeast corner from around the soffit / eaves on the corner of the building	Low
33	Single storey rendered brick building of with pitched corrugated cement roof. Dense vegetation occluding approximately 20% external areas. **PRFs:** Not internally accessed in 2026 due to presence of high risk asbestos (amosite). Gaps between overlapping roof sheets; some areas also damaged which may provide access into any roof void below. Collapsed gutters revealing access into roof structure behind. Large gap on western gable end used by nesting jackdaws in 2020.	2020: Possible feeding remains in S wing (butterfly wings) but no droppings noted.	No evidence of bats seen. X1 common pipistrelle emerged from the northern aspect from around the eaves of the building.	Low
34	Single storey rendered brick and pre-cast concrete building with flat felt-covered roof. **PRFs**: Internally assessed. Open window and door on north aspect. No likely PRFS observed.	N/A	No evidence of bats seen.	Negligible
35	Brick fuel sub-station with flat, felt-covered concrete roof. Smell of fuel noted and therefore surveyors only briefly visited the internal areas. Not accessed internally in the past for the same reason. **PRFs:** Door open. No PRFs observed.	2021: A single lesser horseshoe was identified using this structure as a night roost on one occasion.	No evidence of bats seen.	Negligible
36	Metal framed bike shed clad in corrugated metal. **PRFs:** None.	N/A	No evidence of bats seen.	Negligible
37	Building removed. It was a metal framed bike shed clad in corrugated metal. **PRFs:** None.	N/A	N/A	N/A

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
38	Two storey 1980s brick building with pitched tile roof. **PRFs**: Internally assessed with the exception of the roof void. Open windows. Suspended ceiling missing panels in some areas. Bright and airy inside. uPVC soffits in good condition. Small weep holes in walls.	2020: Approximately 20 fresh lesser horseshoe droppings in concentration near window on upstairs landing; approximately 50 very old droppings (most disintegrated) at top of stairs on upstairs landing.	No evidence of bats seen. No bats emerged.	Low
39	Two storey 1980s brick building with pitched tile roof. **PRFs:** Internally accessed with the exception of the roof void. Ceiling has collapsed in places. Internally, rooms are bright and airy. Gaps between soffit and wall on south-eastern aspect. Access available into large void above porch.	2014: A common pipistrelle returned to roost in the roof edge near the apex of the east gable end on 08/07/14. 2021: One common pipistrelle emerged from the northern gable of the building on 09 June 2021.	No evidence of bats seen. No bats emerged.	Moderate
40	Two storey 1980s brick building with pitched tile roof. Loft void not accessed in previous years. **PRFs:** Internally accessed with the exception of the roof voids. Light and airy inside. Ridge vents present with very thin gaps and probably not suitable for roosting/access. Open windows. Gaps in soffits noted and occasional gap under roof tiles.	2023: One brown long-eared emerged from open window on southwestern elevation 16 August 2023.	No evidence of bats seen. No bats emerged.	Moderate
Y	Circular look out/defence pill box made from pre-cast concrete with concrete roof. **PRFs:** None.	Not previously assessed	No evidence of bats seen.	Negligible
Z	Circular look out/defence pill box made from pre-cast concrete with concrete roof. This one is identical to structure Y, but has been infilled with rubble. Narrow spaces in the rubble are evident as can be seen when looking through holes. **PRFs:** Potential for individual bats to use the space. Can easily be surveyed with a visual assessment.	Not previously assessed	No evidence of bats seen. No bats seen or evidence of recent use during pre-survey inspection.	Low

Building	Description (as of 2026)	Historical Bat Records (2014 – 2023)*	2026 survey findings	2026 suitability
Fire station	Active fire station, in use 24/7/365. Well maintained building. Pitched roof with some areas likely to contain roof void space. Part of the building is office space, and the rest is undercover parking for fire vehicles. Roof is clad in slates. High level glazing around part of the building which spills outwards at night. Eaves and verges are tight fitting and no gaps observed. **PRFs:** Not internally assessed. Single missing slate noted. Occasional raised slate.	Not previously assessed	No evidence of bats seen. No bats emerged.	

Internal building locations are referred to as per the asbestos demolition survey reports (Greenshield Environmental, June 2016). * Any survey method.

Appendix 4. Summary of the 2023 and 2026 automated static detector survey.

Summary of 2023 static bat detector survey data showing number of passes and pass rates (bat passes per hour) for each static detector location. Values for blank cells (0.00) are removed for clarity.

Species	Number of passes							Pass rate						
	L1	**L2**	**L3**	**L4**	**L5**	**L6**	**Total**	**L1**	**L2**	**L3**	**L4**	**L5**	**L6**	**Average**
Barbastelle/*Myotis* species		1	10	4	1		**16**		0.01	0.06	0.03	0.01		0.02
Barbastelle bat	2	6	39	9		1	**57**	0.01	0.04	0.24	0.06		0.01	0.06
Common/Nathusius' pipistrelle			1				**1**			0.01				
Common / Soprano pipistrelle	5	1	1	4	2		**13**	0.03	0.01	0.01	0.03	0.01	0.00	0.01
Common pipistrelle	542	307	723	2109	707	240	**4628**	3.40	1.92	4.53	13.22	4.43	1.50	4.83
Greater horseshoe bat	2	1	5	2	3	2	**15**	0.01	0.01	0.03	0.01	0.02	0.01	0.02
Leisler's bat	11	83	24	12	2	17	**149**	0.07	0.52	0.15	0.08	0.01	0.11	0.16
Lesser horseshoe bat	55	6	102	112	45	78	**398**	0.34	0.04	0.64	0.70	0.28	0.49	0.42
Long eared bat sp.	6	4	55	7	19	1	**92**	0.04	0.03	0.34	0.04	0.12	0.01	0.10
Myotis/long-eared bat sp.			2	3			**5**			0.01	0.02			0.01
Myotis sp.	111	38	269	145	183	119	**865**	0.70	0.24	1.69	0.91	1.15	0.75	0.90
Myotis sp./serotine				1			**1**				0.01			
Nathusius' pipistrelle	45	10	9	5		1	**70**	0.28	0.06	0.06	0.03		0.01	0.07
Noctule	74	35	58	75	18	37	**297**	0.46	0.22	0.36	0.47	0.11	0.23	0.31
Noctule / Leisler's bat	7	22	8	14	2	3	**56**	0.04	0.14	0.05	0.09	0.01	0.02	0.06
Serotine	37	49	120	64	6	40	**316**	0.23	0.31	0.75	0.40	0.04	0.25	0.33
Serotine / Nyctalus sp.	5	37	11	9		7	**69**	0.03	0.23	0.07	0.06		0.04	0.07
Soprano pipistrelle	38	59	79	62	15	23	**276**	0.24	0.37	0.50	0.39	0.09	0.14	0.29
Total	**940**	**659**	**1516**	**2637**	**1003**	**569**	**7324**	**5.89**	**4.13**	**9.50**	**16.53**	**6.29**	**3.57**	**7.65**

Summary of 2023 static bat detector survey data showing average pass rate (bat passes per hour) for each month. Values for blank cells (0.00) are removed for clarity.

Species	Month			Mean
	July	August	September	
Barbastelle/*Myotis* species	<0.01	0.03	0.01	0.02
Barbastelle bat	<0.01	0.05	0.10	0.06
Common/Nathusius' pipistrelle		<0.01		0.00
Common / Soprano pipistrelle	0.01	0.03	<0.01	0.01
Common pipistrelle	6.59	7.12	2.09	4.83
Greater horseshoe bat		0.04	0.01	0.02
Leisler's bat	0.03	0.37	0.08	0.16
Lesser horseshoe bat	0.29	0.59	0.36	0.42
Long eared bat sp.	0.01	0.03	0.20	0.10
Myotis/long-eared bat sp.			0.01	0.01
Myotis sp.	0.02	0.41	1.81	0.90
Myotis sp./serotine			<0.01	0.00
Nathusius' pipistrelle	0.01	0.03	0.14	0.07
Noctule	0.18	0.53	0.23	0.31
Noctule / Leisler's bat	0.03	0.11	0.04	0.06
Serotine	0.07	0.27	0.53	0.33
Serotine / Nyctalus sp.	0.04	0.16	0.03	0.07
Soprano pipistrelle	0.16	0.52	0.20	0.29
Total	**7.45**	**10.29**	**5.85**	**7.65**

Summary of 2023 static bat detector survey data showing total number of bat passes for each time period. Values for blank cells (0.00 are removed for clarity). Passes in the "Night Period" column were recorded between 120 minutes after sunset and 120 minutes before sunrise. Passes in the "Day period" column were recorded before sunset or after sunrise.

	Time period													
	Day period	**Minutes after sunset**						**Night period**	**Minutes before sunrise**					
		0-20	**21-40**	**41-60**	**61-80**	**81-100**	**101-120**		**120-101**	**100-81**	**80-61**	**60-41**	**40-21**	**20-0**
Barbastelle / Myotis sp.				4		2	1	9						
Barbastelle bat			2	10	2	2	4	36			1			
Common / Nathusius' pipistrelle								1						
Common / Soprano pipistrelle			2			1		9			1			
Common pipistrelle	2	82	208	190	239	222	237	2775	117	111	117	210	117	1
Greater horseshoe bat			1		3			7	1	1	1	1		
Leisler's bat	4	1	6	15	6	4	13	97		1			1	1
Lesser horseshoe bat		9	70	10	6	12	5	254	7	4	5	7	9	
Long eared bat sp.			3	2	4	6	3	71	3					
Myotis / Long-eared bat sp.			1	1				3						
Myotis sp.			10	51	58	45	32	642	17	6	2	2		
Myotis sp. / Serotine								1						
Nathusius' pipistrelle			1	4	1	1	2	56		2	1	1	1	
Noctule	40	20	16	24	35	22	13	83	2	5		7	8	22
Noctule / Leisler's bat	7	1		3	6	1	3	31				2	1	1
Serotine	9	4	13	106	52	31	16	72			2	1	6	4
Serotine / Leisler's bat	6		2	3	7	2	21	27		1				
Soprano pipistrelle		17	16	9	15	9	18	178	2	1	5	4	2	
Total	**68**	**134**	**351**	**432**	**434**	**360**	**368**	**4352**	**149**	**132**	**135**	**235**	**145**	**29**

Summary of 2026 static bat detector survey data (excluding September and October) showing number of passes and pass rates (bat passes per hour) for each static detector location. Values for blank cells (0.00) are removed for clarity.

Species	Number of passes							Pass rate						
	L1	L2	L3	L4	L5	L6	Grand Total	L1	L2	L3	L4	L5	L6	Grand Total
Barbastelle bat			4	1		1	6			0.02				
Common / Soprano pipistrelle	12	10	15	5	26	1	69	0.05	0.04	0.06	0.02	0.10		**0.04**
Common pipistrelle	425	1660	1161	689	1687	570	6192	1.60	6.25	4.37	2.59	6.35	2.15	**3.88**
Greater horseshoe bat	5	4	22	13	17	18	79	0.02	0.02	0.08	0.05	0.06	0.07	**0.05**
Leisler's bat	9	9	35	5	3	5	66	0.03	0.03	0.13	0.02	0.01	0.02	**0.04**
Lesser horseshoe bat	54	7	90	136	91	159	537	0.20	0.03	0.34	0.51	0.34	0.60	**0.34**
Long eared bat sp.	2	2	17	24	4	11	60	0.01	0.01	0.06	0.09	0.02	0.04	**0.04**
Myotis sp.	49	20	524	74	65	66	798	0.18	0.08	1.97	0.28	0.24	0.25	**0.50**
Nathusius' pipistrelle			4	1		2	7			0.02			0.01	
Noctule	74	52	143	47	36	66	418	0.28	0.20	0.54	0.18	0.14	0.25	**0.26**
Noctule / Leisler's bat	12	17	38	9	5	8	89	0.05	0.06	0.14	0.03	0.02	0.03	**0.06**
Serotine	46	135	204	95	91	77	648	0.17	0.51	0.77	0.36	0.34	0.29	**0.41**
Serotine / Leisler's bat	35	30	89	65	34	32	285	0.13	0.11	0.33	0.24	0.13	0.12	**0.18**
Soprano pipistrelle	81	45	109	63	56	18	372	0.30	0.17	0.41	0.24	0.21	0.07	**0.23**
Common / Nathusius' pipistrelle	3		1		1	1	6	0.01						
Grand Total	**807**	**1991**	**2456**	**1227**	**2116**	**1035**	**9632**	**3.04**	**7.49**	**9.24**	**4.62**	**7.96**	**3.89**	**6.04**

Summary of 2026 static bat detector survey data showing average pass rate (bat passes per hour) for each month (excluding September and October). Values for blank cells (0.00) are removed for clarity.

Species	Month					Mean
	August	April	July	June	May	
Barbastelle bat	<0.01		0.012	<0.01		**<0.01**
Common / Soprano pipistrelle	0.024	0.053	0.045	0.013	0.079	**0.043**
Common pipistrelle	4.479	1.199	7.188	3.930	4.620	**3.884**
Greater horseshoe bat	0.088	<0.01	0.045	0.039	0.097	**0.050**
Leisler's bat	0.061	<0.01	0.033	0.106	0.014	**0.041**
Lesser horseshoe bat	0.321	0.080	0.478	0.186	0.797	**0.337**
Long eared bat sp.	0.064	0.029	0.029	0.029	0.041	**0.038**
Myotis sp.	0.557	0.024	1.931	0.096	0.411	**0.501**
Nathusius' pipistrelle	<0.01	<0.01	<0.01	<0.01		**<0.01**
Noctule	0.301	0.073	0.208	0.488	0.321	**0.262**
Noctule / Leisler's bat	0.044	<0.01	0.131	0.055	0.086	**0.056**
Serotine	0.524	0.226	0.273	0.369	0.721	**0.406**
Serotine / Leisler's bat	0.145	0.155	0.184	0.087	0.345	**0.179**
Soprano pipistrelle	0.446	0.095	0.269	0.157	0.283	**0.233**
Common / Nathusius' pipistrelle				<0.01	0.014	**<0.01**
Grand Total	**7.067**	**1.951**	**10.833**	**5.571**	**7.829**	**6.041**

Summary of 2026 static bat detector survey data showing total number of bat passes for each time period (excluding September and October). Values for blank cells (0.00) are removed for clarity. Passes in the "Night Period" column were recorded between 120 minutes after sunset and 120 minutes before sunrise. Passes in the "Day period" column were recorded before sunset.

Species	**Time period**														
		Minutes after sunset							**Minutes before sunrise**						
	Day period	**0-20**	**21-40**	**41-60**	**61-80**	**81-100**	**101-120**	**Night period**	**120-101**	**100-81**	**80-61**	**60-41**	**40-21**	**20-0**	**Total**
Barbastelle bat								6							**6**
Common / Soprano pipistrelle			4		2	5	4	45	3	3	3				**69**
Common pipistrelle	1	40	278	286	207	366	375	3556	209	177	207	213	256	21	**6192**
Greater horseshoe bat			1	10	2	2	4	41	2	7	6	3	1		**79**
Leisler's bat			1	4	7	10	11	31			1	1			**66**
Lesser horseshoe bat		1	48	35	11	21	20	300	28	9	15	17	31	1	**537**
Long eared bat sp.				1	1	5	7	41	1	4					**60**
Myotis sp.			1	34	53	29	25	635	11	5	2	3			**798**
Nathusius' pipistrelle				2				5							**7**
Noctule	6	10	31	40	49	31	12	199	4	8	14	4	7	3	**418**
Noctule / Leisler's bat				8	13	11	6	46		1	2	2			**89**
Serotine			3	69	85	75	54	348	3	10	1				**648**
Serotine / Leisler's bat				20	36	27	26	169	6		1				**285**
Soprano pipistrelle			4	8	15	40	36	228	12	9	11	6	3		**372**
Common / Nathusius' pipistrelle					1			5							**6**
Grand Total	**7**	**51**	**371**	**517**	**482**	**622**	**580**	**5655**	**279**	**233**	**263**	**249**	**298**	**25**	**9632**

Appendix 5. Target notes and botanical species lists

Species relative abundance in this section is indicated on the DAFOR (Dominant-Abundant-Frequent-Occasional-Rare) scale.

TN1. Areas of other neutral grassland featuring relatively high species richness and a relatively varied, tussocky structure. Botanical indicators of grassland type (neutral or calcareous indicators) are generally Occasional or Rare but tend to indicate this is neutral grassland with a locally calcareous character (predominantly in the west of the Site).

Species (Scientific names)	**Common names**	**Abundance**
Grasses, sedges and rushes		
Agrostis stolonifera	Creeping bent	F
Anthoxanthum odoratum	Sweet vernal-grass	R
Arrhenatherum elatius	False oat-grass	F to A
Briza media	Quaking grass	R
Bromopsis erecta	Upright brome	R
Carex caryophyllea	Spring sedge	R to locally F
Carex flacca	Glaucous sedge	Locally A
Carex hirta	Hairy sedge	F
Dactylis glomerata	Cock's foot	O
Festuca rubra	Red fescue	F to A
Holcus lanatus	Yorkshire fog	R
Luzula campestris	Field wood-rush	R
Poa pratensis	Smooth-stalked meadowgrass	O
Trisetum flavescens	Yellow oat-grass	O
Forbs		
Achillea millefolium	Yarrow	O
Ajuga reptans	Bugle	Locally O
Centaurea nigra	Common knapweed	R

Species (Scientific names)	Common names	Abundance
Cerastium fontanum	Common mouse-ear	R
Cirsium arvense	Creeping thistle	R to O
Clematis vitalba	Traveller's joy	O
Crepis capillaris	Smooth hawksbeard	R
Fragaria vesca	Wild strawberry	O
Galium verum	Lady's bedstraw	A
Geranium molle	Dove's-foot cranesbill	F
Glechoma hederacea	Ground ivy	F
Hypochaeris radicata	Cat's ear	R
Lathyrus pratensis	Meadow vetchling	R
Lithospermum officinale	Common gromwell	R
Lotus corniculatus.	Common bird's-foot trefoil	O to F
Lotus pedunculatus	Greater bird's-foot trefoil	R
Medicago lupulina	Black medick	R
Myosotis arvensis	Field forget-met-not	O
Pilosella officinarum	Mouse-ear hawkweed	O
Plantago lanceolata	Ribwort plantain	O
Potentilla reptans	Creeping cinquefoil	F
Prunella vulgaris	Selfheal	R
Rubus fruticosu	Bramble	O
Rumex acetosa	Common sorrel	R
Scorzoneroides autumnalis	Autumn hawkbit	R
Sedum sp.	A stonecrop	R
Senecio jacobaea	Common ragwort	O

Species (Scientific names)	Common names	Abundance
Sherardia arvensis	Field madder	R
Stellaria graminea	Lesser stitchwort	R
Trifolium dubium	Lesser trefoil	O
Veronica chamaedrys	Germander speedwell	O
Veronica serpyllifolia	Thyme-leaved speedwell	R

TN2. Areas of modified grassland featuring lower species richness and a more homogenous long sward (particularly in the south-east of the Site).

Species (scientific name)	Common name	Abundance
Grasses, sedges and rushes		
Cock's foot *Dactylis glomerata*	Cock's foot	R
Creeping bent *Agrostis stolonifera*	Creeping bent	R
False oat-grass *Arrhenatherum elatius*	False oat-grass	A to D
Red fescue *Festuca rubra*	Red fescue	O
Tall fescue *Schedonorus arundinaceus*	Tall fescue	R
Forbs		
Cleavers *Galium aparine*	Cleavers	R
Common hogweed *Heracleum sphondylium*	Common hogweed	R
Common knapweed *Centaurea nigra*	Common knapweed	R
Common nettle *Urtica dioica*	Common nettle	R
Common ragwort *Jacobaea vulgare*	Common ragwort	O
Common vetch *Vicia sativa*	Common vetch	R
Creeping buttercup *Ranunculus repens*	Creeping buttercup	O
Creeping cinquefoil *Potentilla reptans*	Creeping cinquefoil	F to A
Creeping thistle *Cirsium arvense*	Creeping thistle	O to F

Curled dock *Rumex crispus*	Curled dock	R
Dog rose *Rosa canina*	Dog rose	R
Dove's foot cranesbill *Geranium molle*	Dove's foot cranesbill	R
Field bindweed *Convolvulus arvensis*	Field bindweed	O to A
Greater willowherb *Epilobium hirsutum*	Greater willowherb	R
Ground ivy *Glechoma hederacea*	Ground ivy	O
Hogweed *Heracleum sphondylium*	Hogweed	O
Hedge bedstraw *Galium album*	Hedge bedstraw	R
Hedge woundwort *Stachys sylvatica*	Hedge woundwort	R
Lady's bedstraw *Galium verum*	Lady's bedstraw	O
Smooth sowthistle *Sonchus oleraceus*	Smooth sowthistle	R
Thyme-leaved speedwell *Veronica serpyllifolia*	Thyme-leaved speedwell	R
Traveller's joy *Clematis vitalba*	Traveller's joy	O to F
White clover *Trifolium repens*	White clover	O to F
Yarrow *Achillea millefolium*	Yarrow	R

TN3. Area of comparatively species-poor modified grassland to south-west of fire station managed by regular mowing. As a result of this management the grassland has a significantly different species composition to TN2.

Species (scientific name)	**Common name**	**Abundance**
Grasses, sedges and rushes		
Perennial ryegrass *Lolium perenne*	Perennial ryegrass	F
Red fescue *Festuca rubra*	Red fescue	F
A meadowgrass *Poa* sp.	A meadowgrass	O
Cock's foot *Dactylis glomerata*	Cock's foot	R
Forbs		

White clover *Trifolium repens*	White clover	A
Creeping buttercup *Ranunculus repens*	Creeping buttercup	F
Creeping cinquefoil *Potentilla reptans*	Creeping cinquefoil	F
Ground ivy *Glechoma hederacea*	Ground ivy	O
Dandelion *Taraxacum officinale*	Dandelion	O
Smooth hawksbeard *Crepis capillaris*	Smooth hawksbeard	O
Common ragwort *Senecio jacobaea*	Common ragwort	R
Dove's-foot cranesbill *Geranium molle*	Dove's-foot cranesbill	R
Daisy *Bellis perennis*	Daisy	R
Field forget-me-not *Myosotis arvensis*	Field forget-me-not	R
Ivy-leaved speedwell *Veronica hederifolia*	Ivy-leaved speedwell	R
Thyme-leaved speedwell *Veronica serpyllifolia*	Thyme-leaved speedwell	R
Common teasel *Dipsacus fullonum*	Common teasel	R

TN4. Small parcel of deciduous woodland to south of MOD fire station, growing on undulating ground with banks and dells evident. Open structure with comparatively little understorey vegetation under large trees, although a dense scrubby edge is present on the south side of the parcel. Some evidence of regeneration (saplings/seedlings of canopy trees).

Species	**Common name**	**Abundance**
Canopy		
Beech *Fagus sylvatica*	Beech	F
Pedunculate oak *Quercus robur*	Pedunculate oak	O
Ash *Fraxinus excelsior*	Ash	O
Sycamore *Acer pseudoplatanus*	Sycamore	O
Field maple *Acer campestre*	Field maple	R
Hornbeam *Carpinus betulus*	Hornbeam	R
Silver birch *Betula pendula*	Silver birch	R

Species	Common name	Abundance
Understorey		
Hawthorn *Crataegus monogyna*	Hawthorn	R
Elder *Sambucus nigra*	Elder	R
Ash *Fraxinus excelsior*	Ash	R
Wild cherry *Prunus avium*	Wild cherry	R
An elm *Ulmus* sp.	An elm	R
Rowan *Sorbus aucuparia*	Rowan	R
Ground layer		
Bramble *Rubus fruticosus*	Bramble	F to A
Dog's mercury *Mercurialis perennis*	Dog's mercury	F
Ground ivy *Glechoma hederacea*	Ground ivy	F
Germander speedwell *Veronica chamaedrys*	Germander speedwell	O to F
Wood dock *Rumex sanguineus*	Wood dock	O
Common nettle *Urtica dioica*	Common nettle	O
Wood avens *Geum urbanum*	Wood avens	O
Hart's tongue fern *Asplenium scolopendrium*	Hart's tongue fern	R
Remote sedge *Carex remota*	Remote sedge	R
Wood sedge *Carex sylvatica*	Wood sedge	R

TN5. Larger parcel of woodland on the north-eastern boundary of the Site. Similar to TN4 but a greater diversity of species in the canopy and significantly more varied structure, with a locally dense understorey layer.

Species	Common name	Abundance
Canopy		
Beech *Fagus sylvatica*	Beech	F

Species	Common name	Abundance
Ash *Fraxinus excelsior*	Ash	F
Sycamore *Acer pseudoplatanus*	Sycamore	F
Field maple *Acer campestre*	Field maple	O
Pedunculate oak *Quercus robur*	Pedunculate oak	R
Hybrid black poplar *Populus x canadensis*	Hybrid black poplar	R
Silver birch *Betula pendula*	Silver birch	R
Alder *Alnus glutinosa*	Alder	R
Larch *Larix decidua*	Larch	R
Understorey		
Sycamore *Acer pseudoplatanus* (saplings)	Sycamore (saplings)	A
Elder *Sambucus nigra*	Elder	F
Hazel *Corylus avellana*	Hazel	O
Field maple *Acer campestre*	Field maple	O
Wild service *Sorbus torminalis*	Wild service	R
Hawthorn *Crataegus monogyna*	Hawthorn	R
Rowan *Sorbus aucuparia*	Rowan	R
Ground layer		
Dog's mercury *Mercurialis perennis*	Dog's mercury	A
Bramble *Rubus fruticosus*	Bramble	F to A
Common nettle *Urtica dioica*	Common nettle	F
Germander speedwell *Veronica chamaedrys*	Germander speedwell	O
Wood dock *Rumex sanguineus*	Wood dock	O
Privet *Ligustrum vulgare*	Privet	O
Wood avens *Geum urbanum*	Wood avens	O

Species	Common name	Abundance
False brome *Brachypodium sylvaticum*	False brome	O
Bugle *Ajuga reptans*	Bugle	R
Lords and ladies *Arum maculatum*	Lords and ladies	R
Rose of Sharon *Hypericum calycinum*	Rose of Sharon	R
Wood sedge *Carex sylvatica*	Wood sedge	R

TN6. Dense plantation woodland in east of site along north-eastern boundary. An even-aged stand of young to semi-mature trees with remains of tree guards throughout.

Species	Common name	Abundance
Canopy		
Field maple *Acer campestre*	Field maple	A
Sycamore *Acer pseudoplatanus*	Sycamore	F
Ash *Fraxinus excelsior*	Ash	O
Alder *Alnus glutinosa*	Alder	O
Pedunculate oak *Quercus robur*	Pedunculate oak	R
Silver birch *Betula pendula*	Silver birch	R
Norway maple *Acer platanoides*	Norway maple	R
Scots pine *Pinus sylvestris*	Scots pine	R
Understorey		
Cherry laurel *Prunus laurocerasus*	Cherry laurel	F
Gorse *Ulex europaeus*	Gorse	O
Buddleia *Buddleja davidii*	Buddleia	R
Holly *Ilex aquifolium*	Holly	R
Ground layer		
Ivy *Hedera helix*	Ivy	D

Species	Common name	Abundance
Bramble *Rubus fruticosus*	Bramble	F
(Saplings of canopy trees)	(Saplings of canopy trees)	F
Pendulous sedge *Carex pendula*	Pendulous sedge	O
False brome *Brachypodium sylvaticum*	False brome	O
Common nettle *Urtica dioica*	Common nettle	O
Wood avens *Geum urbanum*	Wood avens	O
Herb robert *Geranium robertianum*	Herb robert	O

TN7. Line of trees on Site boundary adjacent to offsite telecommunications mast. Comprises a dense single-aged strip of Leyland cypress *Cypressa* x *leylandii*.

TN8. Line of trees on boundary in west of Site adjacent to Bradford Road/B3109. The southern portion of this (approximately 60% is Leyland cypress similar to TN7. The remainder comprises hybrid poplar *Populus x canadensis*, including three large, mature specimens.

TN9. A large patch of Russian vine *Fallopia baldschuanica* at the eastern end of Building B22.

Appendix 6. DNA results of bat droppings.

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-1**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample S1' - B2
Date Collected	15/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1080
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	19

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-2**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample S2' - B2 Room 13
Date Collected	15/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1081
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	28

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-3**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample S3' - B14 Corridor 13
Date Collected	15/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1082
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	19

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-4**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample S4' - B14 Room 12
Date Collected	15/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1083
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	25

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-5**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample S5' - B14 Room 11
Date Collected	15/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1084
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	20

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-6**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample S6' - B21 Room 6
Date Collected	15/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1085
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	18

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-7**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample A' - B22 stage
Date Collected	29/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1086
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	19

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-8**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample B' - B22 Store 1
Date Collected	29/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1087
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	19

LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3323
Order Date:01/06/2026

Sample Information

Sample ID	**EG3323-9**
Sample Type	Faecal
Suspected Species	
Site Location	Rudloe No. 2, Corsham
Comments	'Sample C' - B27
Date Collected	29/05/2026
Date Arrived at Lab	02/06/2026
Results Date	02/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1088
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Rhinolophus hipposideros (Lesser horseshoe bat)	22

Ecotype Genetics Limited.
Laboratory Address: Sussex Innovation Centre, Science Park Square, Falmer, Brighton, BN1 9SB
e: orders@ecotypegenetics.co.uk t: 01273704505 w: ecotypegenetics.co.uk

Appendix 7. eDNA tree swab laboratory results from Ecotype Genetics

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-1
Roost Feature Type	Tree
Roost Identifier	Sycamore J3
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	12:24 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1440
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	25/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**NEGATIVE - sample tested negative for all UK bat species**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-1

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	Negative	0 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-2
Roost Feature Type	Tree
Roost Identifier	Apple N2
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	14:00 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1441
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	25/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**NEGATIVE - sample tested negative for all UK bat species**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-2

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	Negative	0 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
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18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-3
Roost Feature Type	Tree
Roost Identifier	Hornbeam BB2
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	14:58 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1442
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	26/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**NEGATIVE - sample tested negative for all UK bat species**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-3

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	Negative	0 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-4
Roost Feature Type	Tree
Roost Identifier	Beech S (tree tag 0476)
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	11:40 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1443
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	26/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**NEGATIVE - sample tested negative for all UK bat species**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-4

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	Negative	0 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-5
Roost Feature Type	Tree
Roost Identifier	S1
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	11:50 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1444
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	26/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**NEGATIVE - sample tested negative for all UK bat species**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-5

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	Negative	0 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
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18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-6
Roost Feature Type	Tree
Roost Identifier	hornbeam BB3
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	15:12 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1445
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	26/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**NEGATIVE - sample tested negative for all UK bat species**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-6

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	Negative	0 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
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ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-7
Roost Feature Type	Tree
Roost Identifier	Oak (tear) 'wildcard'
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	10:41 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1446
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	26/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**NEGATIVE - sample tested negative for all UK bat species**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-7

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	Negative	0 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

LABORATORY REPORT

Bat Roost Swab eDNA Analysis

CLIENT

Emily Dickins
BSG Ecology
18D(i) Croft Drive, Milton Park,, Abingdon,, Oxfordshire, OX14 4RP, United Kingdom

ORDER DETAILS

Order Number: EG3449
Order Date: 22/06/2026

SAMPLE INFORMATION

Sample ID	EG3449-8
Roost Feature Type	Tree
Roost Identifier	Oak (hazard) 'wildcard'
Site Name	Rudloe No. 2
Site Location	Corsham, SN13 9RA
Date of Sampling	18/06/2026
Date of Receipt	23/06/2026
Surveyor Comments	10:22 sampling time

ANALYSIS INFORMATION

DNA extraction code	EG-2026-1447
Inhibition Check	PASS
Inhibition Removed?	N/A
Date of Analysis	26/06/2026
Laboratory Comments	None
Bat DNA Detected? (Positive/Negative)	**POSITIVE - see below for species level result**

SPECIES LEVEL RESULTS FOR SAMPLE ID: EG3449-8

Species	Result	Replicate Score
Pipistrellus pipistrellus (Common pipistrelle bat)	Negative	0 / 4
Pipistrellus pygmaeus (Soprano pipistrelle bat)	Negative	0 / 4
Plecotus auritus (Brown long-eared bat)	Negative	0 / 4
Nyctalus noctula (Common noctule bat)	Negative	0 / 4
Cnephaeus serotinus (Serotine bat)	Negative	0 / 4
Nyctalus leisleri (Leisler's Bat)	Negative	0 / 4
Plecotus austriacus (Grey long-eared bat)	Negative	0 / 4
Rhinolophus hipposideros (Lesser horseshoe bat)	Negative	0 / 4
Pipistrellus nathusii (Nathusius pipistrelle)	Negative	0 / 4
Rhinolophus ferrumequinum (Greater horseshoe bat)	Negative	0 / 4
Barbastella barbastellus (Barbastelle bat)	Negative	0 / 4
Myotis mystacinus (Whiskered bat)	Negative	0 / 4
Myotis nattereri (Natterer's bat)	POSITIVE	2 / 4
Myotis bechsteinii (Bechstein's bat)	Negative	0 / 4
Myotis brandtii (Brandt's bat)	Negative	0 / 4
Myotis alcathoe (Alcathoe bat)	Negative	0 / 4
Myotis daubentonii (Daubenton's bat)	Negative	0 / 4
Myotis myotis (Greater mouse-eared bat)	Negative	0 / 4

INTERPRETATION OF RESULTS

Overview of the analysis

This report presents the results of species-specific real-time PCR (qPCR) testing for bat DNA on submitted swab samples. Each sample is tested against a panel of assays, with each assay targeting a single UK bat species. For every sample, each species is tested for in four replicate reactions, and the replicate score (e.g. 3/4) indicates the number of replicates in which target DNA was detected. Quality control checks, including extraction blanks and no-template controls, are assessed before results are finalised.

Result categories

Positive: Target species DNA detected in 2 or more of 4 replicates. Confirms that DNA from the reported species was present on the swabbed surface at the time of sampling. Does not, on its own, confirm active roosting.

Positive – Trace: Target species DNA detected at very low levels, close to the limit of detection, and confirmed through the escalation pathway described in the service overview. Represents a genuine, verified detection at low DNA concentration.

Negative: Target species DNA was not detected within the limits of the assay. This is not proof of species absence from the feature or site; detection is influenced by DNA quantity, spatial distribution, environmental degradation, time since deposition, and sampling methodology.

Inconclusive: Reported at the sample level (not per species). Indicates the extract did not meet quality control criteria, most commonly due to PCR inhibition. No species-level results are issued for inconclusive samples.

Important limitations

1) A positive result does not confirm roost type, frequency of use, number of individuals, or recency of use.

2) A negative result does not confirm species absence. Results are intended as one line of evidence within a wider ecological assessment and should be interpreted alongside conventional survey data by a suitably experienced ecologist.

3) When PCR inhibition is detected, additional processing steps are undertaken to maximise the likelihood of successful target DNA detection. These may include dilution of the DNA extract or the use of inhibition-removal treatments. While these approaches are effective at reducing the impact of inhibitors, they can also reduce the concentration of target DNA present in the sample. Consequently, in samples containing only very low

levels of target DNA, there remains a possibility that the DNA concentration may fall below the assay's detection threshold following inhibition treatment.

Full details of result interpretation, confirmatory testing pathways, and assay limitations are provided in the Ecotype Genetics Bat Roost eDNA Service Overview.

Appendix 8. Details of the 2023 bat emergence and re-entry survey methods and results.

Survey dates.

Building	Survey 1	Survey 2
1	01/08/2023 (dawn)	-
2	17/08/2023 (dawn)	-
3	22/08/2023 (dusk)	-
5&6	31/07/2023 (dusk)	-
9	20/07/2023 (dusk)	-
12	14/08/2023 (dusk)	-
13	16/08/2023 (dusk)	-
14	22/08/2023 (dusk)	-
17	09/08/2023 (dusk)	-
18	31/07/2023 (dusk)	-
20	09/08/2023 (dusk)	-
21 & 22	05/07/2023 (dawn)	29/08/2023 (dusk)
28 & 28a	14/08/2023 (dusk)	-
29	09/08/2023 (dusk)	-
30	17/07/2023 (dusk)	03/08/2023 (dawn)
32	20/07/2023 (dusk)	-
33	18/07/2023 (dawn)	02/08/2023 (dusk)
35	18/07/2023 (dawn)	-
38	10/08/2023 (dawn)	-
39	17/07/2023 (dusk)	-
40	16/08/2023 (dusk)	-

Weather conditions.

Date	Survey	Sunset/Sunrise	Weather conditions
05/07/2023	Dawn	04:59	Light breeze, 3/8 cloud cover, 10°C, no rain
17/07/2023	Dusk	21:17	Light breeze, 3/8 cloud cover, 14°C, no rain
18/07/2023	Dawn	05:13	Calm, 5/8 cloud cover, 12°C, no rain
20/07/2023	Dusk	21:14	Calm, 2/8 cloud cover, 14°C, no rain
31/07/2023	Dusk	20:58	Stiff breeze at start fell away to light breeze, 7/8 cloud cover, 17°C, no rain
01/08/2023	Dawn	05:33	Light breeze, 2/8 cloud cover, 14°C, no rain
02/08/2023	Dusk	20:55	Still, 6/8 cloud cover, 14°C, no rain (thunderstorm immediately before survey)
03/08/2023	Dawn	05:36	Calm, 8/8 cloud cover, 15°C, no rain
09/08/2023	Dusk	20:43	Light breeze, 0/8 cloud cover, 18°C, no rain
10/08/2023	Dawn	05:46	Calm, 0/8 cloud cover, 15°C, no rain
14/08/2023	Dusk	20:33	Light breeze, 0/8 cloud cover, 16°C, no rain
16/08/2023	Dusk	20:29	Light breeze, 8/8 cloud cover, 18°C, no rain
17/08/2023	Dawn	05:57	Calm, 4/8 cloud cover, 13°C, no rain
22/08/2023	Dusk	20:17	Light breeze, 2/8 cloud cover, 17°C, no rain
29/08/2023	Dusk	20:02	Light breeze, 3/8 cloud cover, 14°C, shower between 20:15 and 20:20 but otherwise dry

Survey results.

Building	Date	Survey results
1	01/08 Dawn	No re-entries. Very quiet survey with little bat activity. Sporadic foraging activity by noctule, common pipistrelle and brown long-eared bat, and a single brief pass by greater horseshoe. Most activity heard by surveyor on south-western corner.
2	17/08 Dawn	No re-entries. Very quiet survey with minimal activity. A small number of foraging passes predominantly of soprano pipistrelle, but also including common pipistrelle and greater horseshoe.
3	22/08 Dusk	No emergences. Sporadic foraging activity principally by common pipistrelle but also including some passes by soprano pipistrelle, serotine, a *Myotis* species, noctule and Leisler's bat (together with a number of unidentified *Nyctalus* species).

5- 6	31/07 Dusk	No emergences. Very quiet survey with activity limited to overhead commuting by noctule and a single pass by common pipistrelle. Strong effect of street lighting noted on eastern and northern elevations.
9	20/07 Dusk	No emergences. Relatively quiet on western and southern aspects, possibly due to light spill from streetlights. More activity to north and east between building and woodland, predominantly foraging by common pipistrelle but also passes from serotine, noctule, a *Nyctalus* species and a *Myotis* species.
12	14/08 Dusk	No confirmed emergences, although two *Myotis* sp. bats seen foraging along the boundary and offsite woodland at 21:15 could possibly have emerged from Building 14 over the surveyor's shoulder. Regular foraging activity; common pipistrelle was predominant but also regular soprano pipistrelle and noctule, occasional brown long-eared bat, serotine, and Leisler's bat plus a single pass by lesser horseshoe.
13	16/08 Dawn	No re-entries. Relatively quiet survey with a moderate number of commuting and foraging passes. Most activity related to common pipistrelle with some soprano pipistrelle, noctule and unidentified *Nyctalus* species, and single passes by a *Myotis* species and lesser horseshoe.
14	22/08 Dusk	No emergences noted during the survey undertaken on the 22 August, however, Myotis sp. were witnessed possibly emerging during another survey on 14 August (see B12 comments above). This building has been a confirmed roost previously in 2020 (lesser horseshoe) and 2021 (soprano pipistrelle). Relatively high activity levels, particularly on west side of building close to offsite woodland. Some common and soprano pipistrelle and noctule, but also regular foraging by *Myotis* species, serotine, brown long-eared bat and *Nyctalus* species (including some definite Leisler's bat). A small number of passes by horseshoes, including a greater horseshoe seen to fly out of the offsite woodland at 20:52.
17	09/08 Dusk	No emergences. Moderate activity levels, predominantly common and soprano pipistrelle and noctule but some foraging by *Myotis* species and a single pass by lesser horseshoe recorded on the south side of the building.
18	31/07 Dusk	**Single common pipistrelle emerged from underneath a metal fascia board on the south-east face of the building, near the southern tip, at 21:13**. Otherwise a very quiet survey with very little foraging, predominantly common pipistrelle with single passes by noctule and greater horseshoe.
20	09/08 Dusk	**One definite emergence and one possible emergence of lesser horseshoe at 21:58 from open door to plant room at SW end of building**. At 22:16 two bats briefly re-entered the plant room but both emerged again almost immediately. No echolocation was heard during this although the other surveyor heard a faint lesser horseshoe call at this point. Otherwise, a relatively quiet survey with sporadic foraging by common pipistrelle and a single commuting pass by noctule.
21 & 22	05/07 Dawn	**One bat (probable lesser horseshoe although bat did not call) re-entered in open door at end of blind alleyway in north side of building 22 at 04:30.** Otherwise an extremely quiet survey with four passes of common pipistrelle noted by one surveyor only.
	29/08 Dusk	**Two confirmed emergences: an unknown bat light-sampled in and out of the same door as the re-entry in Visit 1, then emerged at 21:15 all without echolocating. A second unidentified bat emerged at 20:40 (also silently) from an open door on the southern aspect of Building 22, in the same part of the building as the earlier emergence and roughly opposite.** These are considered likely to be lesser horseshoes owing to the behaviour, size and the known presence of this species in this part of the structure. Otherwise, a moderate amount of activity, predominantly foraging and commuting by common pipistrelle and noctule but some passes by *Myotis* species and soprano pipistrelle were noted.
28 & 28a	14/08 Dusk	**Single common pipistrelle emerged from a soffit on the north-western aspect of Building 28 at 21:06**. Otherwise, relatively quiet survey, with sporadic common pipistrelle foraging and noctule commuting passes and a small number of passes by *Myotis* species and lesser horseshoe.
29	09/08 Dusk	No emergences. Moderate activity levels, exclusively comprising common pipistrelle and noctule.
30	17/07 Dusk	**Single common pipistrelle emerged from soffits on north-western aspect near northern corner of building at 21:39**. Otherwise a very quiet survey with very sporadic foraging by common pipistrelle; no other species recorded.
	03/08 Dawn	No re-entries. Very quiet survey, sporadic foraging by common pipistrelle around courtyard to south-east of building plus single passes of soprano pipistrelle and a *Myotis* species.
32	20/07 Dusk	Very quiet survey with no emergences. Occasional common pipistrelle passes and one foraging pass by an unidentifiable large bat (either Leisler's bat or serotine)
33	18/07 Dawn	No re-entries. Extremely quiet survey with 2-3 noctule and one common pipistrelle pass between the three surveyors.

	02/08 Dusk	No emergences. Extremely quiet survey with 1-2 noctule and two common pipistrelle passes between the three surveyors.
35	18/07 Dawn	No re-entries. Extremely quiet survey with three common pipistrelle passes recorded.
38	10/08 Dawn	No confirmed re-entries. However, a late common pipistrelle at 05:18 appeared to investigate soffit on north-eastern elevation near surveyor then flew south-east along the roofline. This individual bat possibly re-entered towards eastern corner of building but unclear due to overhanging trees. This building was a confirmed lesser horseshoe roost in 2020. Moderate levels of foraging activity particularly on north-eastern side of building adjacent to woodland, dominated by common pipistrelle but a small number of passes by a *Myotis* species.
39	17/07 Dusk	No emergences. Relatively quiet survey, sporadic foraging by common pipistrelle only.
40	16/08 Dusk	**Single brown long-eared bat emerged from open window on south-western elevation at 21:13**. Otherwise relatively quiet survey with sporadic foraging by common pipistrelle, soprano pipistrelle and brown long-eared bat. Four greater horseshoe passes recorded by surveyor on east of building.

Appendix 9: Summary of bats caught in the 2014 mist-netting survey

Species	Sex	Weight (g)	Forearm length (mm)	Age category	Time	Flight Direction	Comments
28 August 2014							
Whiskered bat	M	5.0	34.6	Adult	21:30	West to east	Location 1a
Common pipistrelle	M	5.0	31.3	Adult	21:58	West to east	Location 1a
Brown long-eared bat	M	8.0	40.4	Adult	22:30	West to east	Location 1b
Bechstein's bat	**M**	**8.5**	**42.0**	**Adult**	**22:45**	**West to east**	**Location 1b**
Bechstein's bat	**M**	**8.5**	**41.9**	**Adult**	**23:50**	**West to east**	**Location 1a**
Bechstein's bat	**M**	**8.2**	**41.3**	**Adult**	**00:05**	**West to east**	**Location 1a**
Noctule	F	26.0	52.3	Adult	01:00	West to east	Location 1a
15 September 2014							
Brown long-eared bat	M	6.0	37.9	Juvenile	20:08	North to south	Location 2a
Common pipistrelle	M	4.75	31.9	Juvenile	20:20	North to south	Location 2a
Natterer's bat	M	6.75	39.5	Adult	21:21	South to north	Location 2a
Bechstein's bat	**M**	**7.0**	**42.0**	**Adult**	**21:21**	**South to north**	**Location 2a**
Brown long-eared bat	M	7.0	38.2	Adult	21:54	South to north	Location 2a
Soprano pipistrelle	M	4.0	30.2	Juvenile	21:54	North to south	Location 2a
Common pipistrelle	M	4.0	30.5	Adult	21:54	South to north	Location 2a
Brown long-eared	M	6.5	37.2	Adult	21:54	South to north	Location 2a
Whiskered bat	F	5.0	33.5	Adult	22:25	North to south	Location 2b
29 September 2014							
Brown long-eared bat	F	9.0	38.2	Adult	20:00	West to east	Location 3a
Common pipistrelle	M	6.0	34.5	Adult	21:15	West to east	Location 3b

Appendix 10: Summaries of Relevant Policy, Legislation and Other Instruments

This section briefly summarises the legislation, policy and related issues that are relevant to the main text of the report. The following text does not constitute legal or planning advice.

National Planning Policy Framework (England)

The Government issued the National Planning Policy Framework (NPPF) in August 2026 which provides the Government's plan making and development decision-making policies for England; the Introduction advises that '*It [the NPPF] is a material consideration of critical importance in both contexts.*' The NPPF advises that plan making and decision making policies are to be read as a whole including relevant footnotes and annexes with relevant weight to be applied, as detailed in the respective decision-making policies. Text excerpts from the NPPF, including relevant footnotes, are shown in italics where they may be relevant to planning applications and biodiversity including protected sites, habitats and species.

The Government sets out the three objectives for the delivery of sustainable development through the planning system (economy, social and environmental) at paragraph 17 (a, b and c). At paragraph 17 the Government advises that *'These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three)…'*

The planning system's environmental objective is *'to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution'* (paragraph 17c).

In conserving and enhancing the natural environment, the objective of the NPPF policies (Chapter 19) *'is to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.'*

A series of six policies is provided in Chapter 19; Policy N1 relates to plan making, the remainder relate to national decision making.

In respect of plan making, Policy N1 (1) states that

'Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level to:

a. Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geodiversity or biodiversity value in the plan area, and identify other features which require particular consideration in managing development due to their environmental value such as chalk streams;

b. Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and priority or threatened species, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures (including opportunities which exist at a catchment or landscape scale across plan boundaries);

c. Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework. This should include limiting the scale and extent of development within Protected Landscapes, avoiding the use of higher quality agricultural land where land of poorer quality is available and avoiding and minimising harm to designated sites of importance for nature. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies should be taken into account as opportunities to integrate

development with environmental restoration, but should not necessarily preclude the allocation of land for development; and

d. Set out standards for green infrastructure provision, in a way which complements and/or incorporates those for recreational land… These should draw upon Natural England's Green Infrastructure Standards for England[8], tailored as necessary to local circumstances.'

At N1 (2) there is specific reference to biodiversity net gain in relation to plan making polices as follows: *'Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Local standards should not extend to categories of development which are exempt from statutory biodiversity net gain.'* A similar reference is included at Policy N2 (3) in relation to decision making for development proposals which further advises '*Decision makers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework…'*

Policy N2 provides a series of principles (a - g) that should be applied for development proposals to help meet the Government's objectives for the natural environment and nature recovery including reference to:

- the existing environmental qualities of land proposed for development that may have the opportunity for conserving or enhancing those qualities including through biodiversity net gain
- connecting and strengthening ecological networks beyond the site '*drawing on the measures proposed by Local Nature Recovery Strategies…'* and other locally relevant strategies,
- conserving and enhancing existing natural features including those of *'nature conservation value (such as established trees and hedgerows'* where possible…
- using green infrastructure for multiple reasons as part of the development design including for biodiversity
- the need to minimise *'any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. 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'*
- minimising the risk of failure of '*green infrastructure and other features to support nature'* through the design process and by securing any necessary long-term management.

Policy N2 advises that when determining planning applications, the following principles should apply; this approach is typically referred to as the NPPF mitigation hierarchy:

'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.'

The value of planting new trees as part of the design for new development proposals is detailed at Policy N3 (1) a – c as follows:

- New streets are to be tree-lined unless strong reasons why inappropriate and trees are to be incorporated into parks and the provision of community orchards
- Tree species selection is to take into account compatibility with highway and other infrastructure requirements and the needs of different users of public spaces
- Long term maintenance of existing and newly-planted trees is to be provided where they form part of the development proposal.

[8] GI Standards

Policy N4 provides details of the requirements for major development proposals in Protected Landscapes including reference to '*Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.'* Where an exception is made for major development within Protected Landscapes mitigation of adverse impacts including 'features such as tranquillity and dark skies' should be provided.

In chapter 17 Pollution, public protection and security, the NPPF refers to the need to ensure that new development is appropriate for the location taking into account risks from pollution. In relation to ecology, Policy P3 (e) and (f) states that development proposals should:

'Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature' at Policy P3 (e)

and

'Assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies such as chalk streams' at Policy P3 (f).

Policy N5 refers to protecting the character of the coast as part of development proposals that *'should maintain the character of undeveloped areas of coast, including land designated for its landscape, habitat or heritage value, while improving public access to it where appropriate.'* In addition, major development within areas identified as Heritage Coast is not to be supported unless the development is compatible with the Heritage Coast area.

In respect of protected sites, habitats and species, at Policy N6 the Government advises the following:

'1. To support the conservation of important habitats, species and sites of geodiversity value, development proposals affecting:

a. A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:

> *i. An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests[9]; and/or*
>
> *ii. The impact of development on the relevant protected features of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.*

b. A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:

> *i. There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or*
>
> *ii. The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or*
>
> *iii. The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.*

[9] *These being that there are no feasible alternative solutions to the proposal which are less damaging, there are imperative reasons of overriding public interest for it to proceed, and compensatory measures are secured to ensure that the overall coherence of the network of habitats sites is maintained.*

c. A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:

i. There would not be a significant adverse effect on the integrity of the site; or

ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.'

At N6 (2) and (3) the Government provides advice that applies regardless of a site's designation status:

- *'development proposals which would entail the loss or deterioration of irreplaceable habitats, (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons[10] and a suitable compensation strategy exists (Policy N6 (2))'*
- *'that this policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned.'*

The glossary of the NPPF (Annex B) defines an ancient or veteran tree as follows: '*A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'*

Government Circular ODPM 06/2005 Biodiversity and Geological Conservation (England only)

Paragraph 98 of Government Circular 06/2005 advises that "the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult Natural England before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species' protection provisions affecting the site concerned..."

Paragraph 99 of Government Circular 06/2005[11] advises that "it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted".

Standing Advice (GOV.UK - England only)

The GOV.UK website provides information regarding protected species and sites in relation to development proposals: 'Local planning authorities should take advice from Natural England or the Environment Agency about planning applications for developments that may affect protected species.' GOV.UK advises that 'some species have standing advice which you can use to help with planning decisions. For others you should contact Natural England or the Environment Agency for an individual response.'

The standing advice (originally from Natural England and now held and updated on GOV.UK12) provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides advice on survey and mitigation requirements.

When determining an application for development that is covered by standing advice, in accordance with guidance in Government Circular 06/2005, Local planning authorities are required to take the standing advice

[10] *For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of the relevant habitats.*
[11] *ODPM Circular 06/2005. Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impacts within the Planning System* (2005). HMSO Norwich.

[12] https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#standing-advice-for-protected-species

into account. In paragraph 82 of the aforementioned Circular, it is stated that: 'The standing advice will be a material consideration in the determination of the planning application in the same way as any advice received from a statutory consultee…it is up to the planning authority to decide the weight to be attached to the standing advice, in the same way as it would decide the weight to be attached to a response from a statutory consultee.'

The Environment Act 2021

The Environment Act includes the requirement for mandatory biodiversity gain for all qualifying developments in England through an amendment to the Town and Country Planning Act 1990 which came into force on 12 February 2024. For all qualifying developments in England, The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 (SI44) at Regulation 3 advises in relation to planning applications that '*the biodiversity gain planning condition does not apply in relation to a planning permission within the scope of regulation 2 (2) of these Regulations, where the application for planning permission was made before 12th February 2024*'. From 12 February 2024, the Act and associated secondary Regulations (SI2024 No's 44- 50) insert amendments into the Town and Country Planning Act 1990 which in summary require the following for all qualifying developments in England:

- The provision of a required percentage of biodiversity gain, currently set nationally to be at 10%, as a general condition of planning permission,
- The use of the statutory Biodiversity Metric to calculate the biodiversity gain,
- Submission to and approval by the planning authority, of a Biodiversity Gain Plan (BGP) for the development before the development may be begun; the BGP is to be prepared using a template prepared by Defra to demonstrate how biodiversity gain will be delivered on and / or off-site and how the biodiversity gain hierarchy has been applied so that the local planning authority can take account of the approach taken when deciding whether to approve the BGP,
- Significant on-site biodiversity gain and all offsite biodiversity gain to be secured for a fixed period, currently nationally set at 30 years,
- Alternative arrangements to be made for the purpose of minimising the adverse effect of development to habitats deemed to be irreplaceable habitat (see NPPF),
- Demonstration of how the biodiversity gain will be secured, typically through planning obligations in a section 106 agreement,
- Registration of offsite biodiversity gain and allocation of relevant biodiversity units to a given development in a national register for which Natural England is the Register Operator,
- Use of statutory biodiversity credits through the Secretary of State, which is considered to be a last resort, if onsite and/or offsite biodiversity gains cannot achieve the required percentage.

Competent authorities

Under Regulation 7 of the Conservation of Habitats and Species Regulations 2017 (as amended) a "competent authority" includes "any Minister of the Crown…, government department, statutory undertaker, public body of any description or person holding a public office.

In accordance with Regulation 9, "a competent authority must exercise their functions which are relevant to nature conservation, including marine conservation, so as to secure compliance with the requirements of the [Habitats and Birds] Directives. This means for instance that when considering development proposals a competent authority should consider whether EPS or European Protected Sites are to be affected by those works and, if so, must show that they have given consideration as to whether derogation requirements can be met.

European protected species (Animals)

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidates various amendments that have been made to the original (1994) Regulations which transposed the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

"European protected species" (EPS) of animal are those which are shown on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). They are subject to the provisions of Regulation 43 of those Regulations. All EPS are also protected under the Wildlife and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

a. Intentionally or deliberately capture, injure or kill any wild animal included amongst these species

b. Possess or control any live or dead specimens or any part of, or anything derived from a these species

c. deliberately or recklessly disturb wild animals of any such species

d. deliberately take or destroy the eggs of such an animal, or

e. intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place

For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

a. to impair their ability—

   i. to survive, to breed or reproduce, or to rear or nurture their young, or

   ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or

b. to affect significantly the local distribution or abundance of the species to which they belong.

Although the law provides strict protection to these species, it also allows this protection to be set aside (derogated) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works and by Natural Resources Wales in Wales. In accordance with the requirements of the Regulations (2017, as amended), a licence can only be issued where the following requirements are satisfied:

a. The proposal is necessary 'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'

b. 'There is no satisfactory alternative'

c. The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Definition of breeding sites and resting places

Guidance for all European Protected Species of animal, including bats and great crested newt, regarding the definition of breeding and of breeding and resting places is provided by The European Council (EC) which has prepared specific guidance in respect of the interpretation of various Articles of the EC Habitats Directive.[13] Section II.3.4.b) provides definitions and examples of both breeding and resting places at paragraphs 57 and 59 respectively. This guidance states that 'The provision in Article 12(1)(d) [of the EC Habitats Directive] should therefore be understood as aiming to safeguard the ecological functionality of breeding sites and resting places.' Further the guidance states: 'It thus follows from Article 12(1)(d) that such breeding sites and resting places also need to be protected when they are not being used, but where there is a reasonably high probability that the species concerned will return to these sites and places. If for example a certain cave is used every year by a number of bats for hibernation (because the species has the habit of returning to the same winter roost every year), the functionality of this cave as a hibernating site should be protected in summer as well so that the bats can re-use it in winter. On the other hand, if a certain cave is used only occasionally for breeding or resting purposes, it is very likely that the site does not qualify as a breeding site or resting place.'

Birds

All nesting birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in

[13] Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC. (February 2007), EC.

use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to disturb them whilst they are nest building or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

The Conservation of Habitats and Species Regulations 2017 (as amended) places duties on competent authorities (including Local Authorities and National Park Authorities) in relation to wild bird habitat. These provisions relate back to Articles 1, 2 and 3 of the EC Directive on the conservation of wild birds (2009/147/EC, 'Birds Directive'[14]) (Regulation 10 (3)) requires that the objective is the 'preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat, as appropriate, having regard to the requirements of Article 2 of the new Wild Birds Directive…' Regulation 10 (7) states: 'In considering which measures may be appropriate for the purpose of security or contributing to the objective in [Regulation 10 (3)] Paragraph 3, appropriate account must be taken of economic and recreational requirements'.

In relation to the duties placed on competent authorities under the 2017 Regulations, Regulation 10 (8) states: 'So far as lies within their powers, a competent authority in exercising any function [including in relation to town and country planning] in or in relation to the United Kingdom must use all reasonable endeavours to avoid any pollution or deterioration of habitats of wild birds (except habitats beyond the outer limits of the area to which the new Wild Birds Directive applies).'

Badger

Badger is protected under the Protection of Badgers Act 1992. It is not permitted to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as "a structure or place, which displays signs indicating current use by a badger".

ODPM Circular 06/2005[15] provides further guidance on statutory obligations towards badger within the planning system. Of particular note is paragraph 124, which states that "The likelihood of disturbing a badger sett, or adversely affecting badgers' foraging territory, or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions."

Natural England provides Standing Advice[16], which is capable of being a material consideration in planning decisions. Natural England recommends mitigation to avoid impacts on badger setts, which includes maintaining or creating new foraging areas and maintaining or creating access (commuting routes) between setts and foraging/watering areas.

Reptiles

All native reptile species receive legal protection in Great Britain under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Viviparous lizard, slow-worm, grass snake and adder are protected against killing, injuring and unlicensed trade only. Sand lizard and smooth snake receive additional protection as "European Protected species" under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended) and are fully protected under the Wildlife and Countryside Act 1981 (as amended).

All six native species of reptile are included as 'species of principal importance' for the purpose of conserving biodiversity under Section 41 (England) of the NERC Act 2006 (as amended) and Section 7 of the Environment (Wales) Act 2016.

Current Natural England Guidelines for Developers[17] states that 'where it is predictable that reptiles are likely to be killed or injured by activities such as site clearance, this could legally constitute intentional killing or injuring.' Further the guidance states: 'Normally prohibited activities may not be illegal if 'the act was the incidental result of a lawful operation and could not reasonably have been avoided'. Natural England 'would

[14] 2009/147/EC Birds Directive (30 November 2009. European Parliament and the Council of the European Union.
[15] *ODPM Circular 06/2005. Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impacts within the Planning System* (2005). HMSO Norwich.
[16] http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/specieslinks.aspx

[17] English Nature, 2004. *Reptiles: guidelines for developers.* English Nature, Peterborough. https://webarchive.nationalarchives.gov.uk/20150303064706/http://publications.naturalengland.org.uk/publication/76006

expect reasonable avoidance to include measures such as altering development layouts to avoid key areas, as well as capture and exclusion of reptiles.'

The Natural England Guidelines for Developers state that 'planning must incorporate two aims where reptiles are present:

- To protect reptiles from any harm that might arise during development work;
- To ensure that sufficient quality, quantity and connectivity of habitat is provided to accommodate the reptile population, either on-site or at an alternative site, with no net loss of local reptile conservation status.'

Wild mammals in general

The Wild Mammals (Protection) Act 1996 (as amended) makes provision for the protection of wild mammals from certain cruel acts, making it an offence for any person to intentionally cause suffering to any wild mammal. In the context of development sites, for example, this may apply to rabbits in their burrows.

Invasive non-native species

An invasive non-native species is any non-native animal or plant that has the ability to spread causing damage to the environment.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to release, or to allow to escape into the wild, any animal which is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state or is listed under Schedule 9 of the Act.

It is an offence to plant or otherwise cause to grow in the wild invasive non-native plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Hedgerows

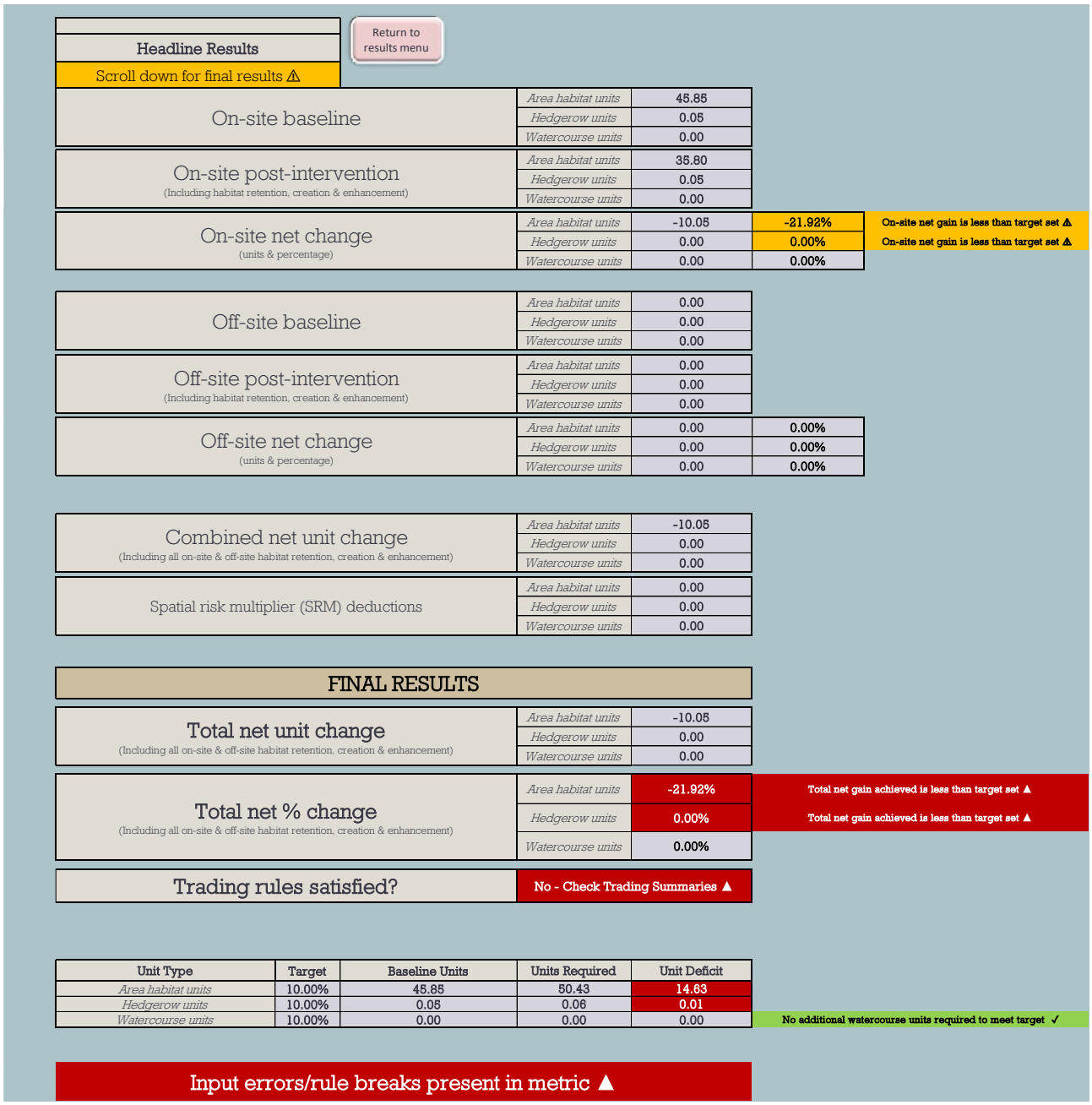
Article 10 of the Habitats Directive[18] requires that 'Member States shall endeavour…to encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure…or their function as stepping stones…are essential for the migration, dispersal and genetic exchange of wild species'. Examples given in the Directive include traditional field boundary systems (such as hedgerows).

The aim of the Hedgerow Regulations 1997[19], according to guidance produced by the Department of the Environment[20], is "to protect important hedgerows in the countryside by controlling their removal through a system of notification. In summary, the guidance states that the system is concerned with the removal of hedgerows, either in whole or in part, and covers any act which results in the destruction of a hedgerow. The procedure in the Regulations is triggered only when land managers or utility operators want to remove a hedgerow. The system is in favour of protecting and retaining 'important' hedgerows.

The Hedgerow Regulations set out criteria that must be used by the local planning authority in determining which hedgerows are 'important'. The criteria relate to the value of hedgerows from an archaeological, historical, wildlife and landscape perspective.

[18] Council Directive 92/43/EEC of 2i May 1992 on the conservation of natural habitats and of wild fauna and flora.
[19] Statutory Instrument 1997 No. 1160 – The Hedgerow Regulations 1997. HMSO: London
[20] The Hedgerow Regulations 1997: a guide to the law and good practice, HMSO: London

Appendix 11. Biodiversity net gain headline results



Headline Results				
Scroll down for final results ⚠				
On-site baseline	*Area habitat units*	45.85		
	Hedgerow units	0.05		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	35.80		
	Hedgerow units	0.05		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-10.05	-21.92%	On-site net gain is less than target set ⚠
	Hedgerow units	0.00	0.00%	On-site net gain is less than target set ⚠
	Watercourse units	0.00	0.00%	
Off-site baseline	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Area habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-10.05		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-10.05		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-21.92%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%	Total net gain achieved is less than target set ▲	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	45.85	50.43	14.63	
Hedgerow units	10.00%	0.05	0.06	0.01	
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Appendix 12. Biodiversity net gain condition assessment forms for on-site habitats

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
Habitat Description			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	MG1, MG2, MG3
		Grid reference	ST 84610 69316, ST 84557 69366, ST 84564 69177, ST 84829 69691
Condition Assessment Criteria			

		4, ST 84769 69135, ST 84792 69033, ST 84600 69276	5, ST 84603 69097	40									
		Criterion passed (Yes or No)										**Notes (such as justification)**	
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	FAIL	PASS	FAIL									
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	FAIL	PASS	PASS									

C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	PASS	PASS	PASS								
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	PASS	PASS	FAIL								
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	PASS	PASS	FAIL								
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	PASS	PASS	PASS								
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	PASS	PASS	PASS								
Essential criterion achieved (Yes or No)		NO	YES	NO								
Number of criteria passed		5	7	4								
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	x	✓	x								
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	x		x								

Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓		✓								

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Grid reference	ST 84550 69342, ST 84559 69307, ST 84656 69172	Habitat parcel reference	ONG 1
Habitat Description			
ukhab – UK Habitat Classification			

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	PASS	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	PASS	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	PASS	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	PASS	

E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	PASS	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	PASS	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		**Yes**	
Number of criteria passed		**6**	

Condition Assessment Result		**Condition Assessment Score**	**Score Achieved ×/✓**
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good (3)	✓
Passes 3 - 5 criteria, including essential criterion A.		Moderate (2)	x
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor (1)	x
Suggested enhancement interventions to improve condition score			

Notes
Footnote 1 - Professional judgement should be used alongside the UKHab description. **Footnote 2** – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. **Footnote 3** - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site. **Footnote 4** – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. **Footnote 5** – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland **Grassland - Lowland dry acid grassland** **Grassland - Lowland meadows** **Grassland - Other lowland acid grassland** **Grassland - Other neutral grassland** **Grassland - Tall herb communities (H6430)** [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] **Grassland - Upland acid grassland** **Grassland - Upland calcareous grassland** **Grassland - Upland hay meadows** **Sparsely vegetated land - Calaminarian grassland**			
On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**

Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	**ST 84576 69216**	**Habitat parcel reference**	**ONG 2**

Habitat Description
ukhab – UK Habitat Classification

Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	PASS	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	FAIL	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	PASS	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	PASS	

E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	PASS	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	PASS	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		**Yes**	
Number of criteria passed		**5**	

Condition Assessment Result		**Condition Assessment Score**	**Score Achieved ×/✓**
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good (3)	✓
Passes 3 – 5 criteria, including essential criterion A.		Moderate (2)	x
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor (1)	x
Suggested enhancement interventions to improve condition score			

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	**ST 84448 69317, ST 84461 69361, ST 84489 69344, ST 84611 69296, ST 84578 69122, ST 84573 69106, ST 84700 69167, ST 84710 69040, ST 84765 69046, ST 84813 69099**	**Habitat parcel reference**	**ONG 3**

Habitat Description

ukhab – UK Habitat Classification

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	PASS	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	FAIL	

C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	PASS	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	PASS	
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	PASS	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	FAIL	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		**Yes**	
Number of criteria passed		**4**	

Condition Assessment Result		**Condition Assessment Score**	**Score Achieved ×/✓**
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	
Non-acid grassland types (Result out of 6 criteria)			

Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	x	
Passes 3 – 5 criteria, including essential criterion A.	Moderate (2)	✓	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	x	

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland **Grassland - Lowland dry acid grassland** **Grassland - Lowland meadows** **Grassland - Other lowland acid grassland** **Grassland - Other neutral grassland** **Grassland - Tall herb communities (H6430)** [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] **Grassland - Upland acid grassland** **Grassland - Upland calcareous grassland** **Grassland - Upland hay meadows** **Sparsely vegetated land - Calaminarian grassland**			
On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	**ST 84543 69238**	**Habitat parcel reference**	**ONG 4**
Habitat Description			
ukhab – UK Habitat Classification			

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	PASS	

B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	PASS	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	PASS	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	PASS	
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	FAIL	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	FAIL	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		**Yes**	
Number of criteria passed		**4**	

Condition Assessment Result		**Condition Assessment Score**	**Score Achieved ×/✓**
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria		Good (3)	

Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good (3)	x
Passes 3 – 5 criteria, including essential criterion A.		Moderate (2)	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor (1)	x

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland **Grassland - Lowland dry acid grassland** **Grassland - Lowland meadows** **Grassland - Other lowland acid grassland** **Grassland - Other neutral grassland** **Grassland - Tall herb communities (H6430)** [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] **Grassland - Upland acid grassland** **Grassland - Upland calcareous grassland** **Grassland - Upland hay meadows** **Sparsely vegetated land - Calaminarian grassland**			
On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	**ST 84733 69169**	**Habitat parcel reference**	**ONG 5**
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**

A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	PASS	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	FAIL	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	PASS	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	FAIL	
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	PASS	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	FAIL	

Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		**Yes**	
Number of criteria passed		**3**	
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	x	
Passes 3 – 5 criteria, including essential criterion A.	Moderate (2)	✓	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	x	
Suggested enhancement interventions to improve condition score			
Notes			

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	**Rudloe – onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	**ST 84713 69157, ST 84744 69099**	**Habitat parcel reference**	**Mixed scrub**
Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**

A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	FAIL	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	FAIL	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	PASS	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	PASS	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	FAIL	
Number of criteria passed			

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 criteria	Good (3)	x
Passes 3 or 4 criteria	Moderate (2)	x
Passes 2 or fewer criteria	Poor (1)	✓

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Professional judgement should be used alongside the UKHab description.

Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK.* 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	**Rudloe – onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	**ST 84491 69385**	**Habitat parcel reference**	**Willow scrub**
Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**

A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	PASS	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	FAIL	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	FAIL	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	PASS	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	FAIL	
		Number of criteria passed	

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	x
Passes 3 or 4 criteria	Moderate (2)	x
Passes 2 or fewer criteria	Poor (1)	✓

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Professional judgement should be used alongside the UKHab description.

Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK.* 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral **Sparsely vegetated land - Tall forbs** **Urban - Allotments** **Urban - Biodiverse green roof** **Urban - Bioswale** **Urban - Cemeteries and churchyards** **Urban - Facade-bound green wall** **Urban - Ground based green wall** **Urban - Intensive green roof** **Urban - Open mosaic habitats on previously developed land** **Urban - Rain garden** **Urban - Sustainable drainage system (SuDS)** **Urban - Vacant or derelict land** **Urban - Bare ground**			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026**
Limitations (if applicable)		**Survey reference (if**	

		relating to a wider survey)	
Grid reference	**ST 84518 69351**	**Habitat parcel reference**	**RE1**
Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	PASS	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	PASS	
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	PASS	Complete absence of invasive non-native species
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:			

D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for **Intensive green roofs** only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for **Biodiverse green roofs** only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.**		
Essential criteria relevant for habitat type achieved (Yes or No)			**YES**

		Number of criteria passed	**3**
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**	
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	✓	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	x	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	x	
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)		
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 4 criteria.	Poor (1)		
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):			

• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 2 or fewer of 5 criteria.	Poor (1)		

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:

Home » NNSS (nonnativespecies.org)

and Natural England Access to Evidence page should also be checked for up-to-date information:

Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral **Sparsely vegetated land - Tall forbs** **Urban - Allotments** **Urban - Biodiverse green roof** **Urban - Bioswale** **Urban - Cemeteries and churchyards** **Urban - Facade-bound green wall** **Urban - Ground based green wall** **Urban - Intensive green roof** **Urban - Open mosaic habitats on previously developed land** **Urban - Rain garden** **Urban - Sustainable drainage system (SuDS)** **Urban - Vacant or derelict land** **Urban - Bare ground**			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026**
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	**ST 84597 69165**	**Habitat parcel reference**	**RE2**
Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:			

A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	FAIL	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	PASS	
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	PASS	Complete absence of invasive non-native species
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		

Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for **Intensive green roofs** only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for **Biodiverse green roofs** only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.**		
Essential criteria relevant for habitat type achieved (Yes or No)			**YES**
Number of criteria passed			**2**
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**	
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	x	

• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	✓
• Passes 0 or 1 of 3 core criteria.	Poor (1)	x
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 4 criteria.	Poor (1)	
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 2 or fewer of 5 criteria.	Poor (1)	
Suggested enhancement interventions to improve condition score		

Footnotes

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:

Home » NNSS (nonnativespecies.org)
and Natural England Access to Evidence page should also be checked for up-to-date information:
Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

ukhab – UK Habitat Classification
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:

Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026 Joe Grainger-Hull**	**Habitat parcel reference**	OW1	W1	W2	OW2					
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**		**Grid reference**	ST 8443 6932 4	ST 8462 5698 198	ST 8472 7698 224	ST 8484 9691 80					

Condition Assessment Criteria														
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**									**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	2	2	2						
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	2	3	2	2						
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	3	3	1						

D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	1	3	3	3							
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	1	3	2	3							
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted [7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category [7].	3	3	3	3							
G	**Woodland regeneration**	All three classes present in woodland [8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	1	2	2	2							
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or	3	1	1	1							

				disease present[9].											
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	2	2	1							
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	2	2	2							
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	1	1	1							
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an	1	3	2	2							

				abundance of small cavities[13].										
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	3	2	2	2						
Total Score (out of a possible 39)					24	30	27	25						

Condition Assessment Result	Condition Assessment Score	Result Achieved									
Total score >32 (33 to 39)	Good (3)	x	x	x	x						
Total score 26 to 32	Moderate (2)	x	✓	✓	x						
Total score <26 (13 to 25)	Poor (1)	✓	x	x	✓						

Suggested enhancement interventions to improve condition score

Footnotes

Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). *Assessing your Woodland's Condition* [online]. Available from:
Woodland Wildlife Toolkit (sylva.org.uk)
The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch *Betula* sp., cherry *Prunus* sp. or *Sorbus* sp.: 0 - 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or *Sorbus* species; 0 - 20 years = Young; 21 - 60 years =Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.

Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly.

Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage *Lysichiton americanus*; Himalayan balsam *Impatiens glandulifera*; Japanese knotweed *Reynoutria japonica*; cherry laurel *Prunus laurocerasus*; shallon *Gaultheria shallon*; snowberry *Symphoricarpos albus*; variegated yellow archangel *Lamiastrum galeobdolon subsp. argentatum*; rhododendron *Rhododendron ponticum*; and tree-of-heaven *Alianthus altissima*.

Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.

Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 – Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.

Footnote 11 – This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 – See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral **Sparsely vegetated land - Tall forbs** **Urban - Allotments** **Urban - Biodiverse green roof** **Urban - Bioswale** **Urban - Cemeteries and churchyards** **Urban - Facade-bound green wall** **Urban - Ground based green wall** **Urban - Intensive green roof** **Urban - Open mosaic habitats on previously developed land** **Urban - Rain garden** **Urban - Sustainable drainage system (SuDS)** **Urban - Vacant or derelict land** **Urban - Bare ground**			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats:			ukhab – UK Habitat Classification
On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	

		Grid reference										
Condition Assessment Criteria		S T 8 4 5 6 5 6 9 2 6 8										
		Criterion passed (Yes or No)										**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:												
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y										
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y										

C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y										
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:												
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.											
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:												

E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].											
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.											
Additional Criterion - must be assessed for **Intensive green roofs** only:												
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).											
Additional Criterion - must be assessed for **Biodiverse green roofs** only:												
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**											
Essential criteria relevant for habitat type achieved (Yes or No)												
Number of criteria passed		3										
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										

Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	✓										
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	x										
• Passes 0 or 1 of 3 core criteria.	Poor (1)	x										
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 4 criteria.	Poor (1)											
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)											
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											

• Passes 2 or fewer of 5 criteria.	Poor (1)											

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:

Home » NNSS (nonnativespecies.org)

and Natural England Access to Evidence page should also be checked for up-to-date information:

Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Alternative plants » NNSS (nonnativespecies.org)

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	**Rudloe – Onsite**			**Survey date and Surveyor name**			**16/06/2026** **Joe Grainger-Hull**								
				Survey reference (if relating to a wider survey)			**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**								
Limitations (if applicable)				**Habitat parcel reference**											
					T2	T3		T5	T6	G1	G1	G1	G1		
				Grid reference											
Condition Assessment Criteria					T8 (M)	T7 (M)		T13 (S)	T11 (L)	T1 (M)	T2 (M)	T3 (M)	T4 (S)		
				Criterion passed (Yes or No)										**Notes (such as justification)**	
A	The tree is a native species (or at least 70% within the block are native species).				✓	x		✓	x	x	x	x	x		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).				✓	✓		✓	✓	✓	✓	✓	✓		
C	The tree is mature (or more than 50% within the block are mature)[1].				✓	✓		x	✓	x	x	x	X		

D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		✓	✓		✓	✓	✓	✓	✓	✓	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		✓	✓		x	x	x	x	x	x	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		✓	✓		✓	✓	✓	✓	✓	✓	
Number of criteria passed			6	5		4	4	3	3	3	3	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)		✓	✓		x	x	x	x	x	x
Passes 3 or 4 criteria	Moderate (2)		x	X		✓	✓	x	x	x	x
Passes 2 or fewer criteria	Poor (1)		x	x		x	x	✓	✓	✓	✓
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score[2]

Footnotes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

	Condition Sheet: INDIVIDUAL TREES Habitat Type
	Habitat Types
	Individual trees – Urban trees **Individual trees – Rural trees** Complete a condition sheet for each tree or block of trees. ***Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.***
	Habitat Description
	Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. **Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):** Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**											
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**											
Limitations (if applicable)		**Habitat parcel reference**												
		G2	G2	G2	G2	G2	G2	G3	G4	G5	G5	**G5**		
		Grid reference												
Condition Assessment Criteria		G1 (M)	G1 (M)	G1 (M)	G1 (M)	G1 (M)	G1 (M)	T6 (S)	T9 (S)	G21 (M)	G21 (M)	G21 (M)		
		Criterion passed (Yes or No)												**Notes (such as**

													justification)
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓	✓	x	✓	x	x	x	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
C	The tree is mature (or more than 50% within the block are mature)[1].	x	x	x	x	x	x	x	x	x	x	x	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

	pruning regime, so the trees retain >75% of expected canopy for their age range and height.												
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	✓	✓	✓	✓	✓	✓	x	✓	x	x	x	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		5	5	5	5	5	5	3	5	3	3	3	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**											
Passes 5 or 6 criteria	Good (3)	✓	✓	✓	✓	✓	✓	x	✓	x	x	x	
Passes 3 or 4 criteria	Moderate (2)	x	x	x	x	x	x	✓	x	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	x	x	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													

	Suggested enhancement interventions to improve condition score[2]

	Footnotes
	Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

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Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

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Habitat Description

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On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**
Limitations (if applicable)		**Habitat parcel reference**	
		G6 G6 G6 G7 G7 G7 G7 G7 G8	
		Grid reference	

Condition Assessment Criteria		G20(S)	G20(S)	G20(S)	G18(S)	G18(S)	G18(S)	G18(S)	G18(S)	G18(S)	T16(L)	
		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	x	x	x	✓	✓	✓	✓	✓	✓	✓	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	✓	x	x	x	x	x	x	✓	
C	The tree is mature (or more than 50% within the block are mature)[1].	x	x	x	x	x	x	x	x	x	✓	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

	age range and height.											
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	x	x	x	✓	✓	✓	✓	✓	✓	✓	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		3	3	3	4	4	4	4	4	4	6	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)	x	x	x	x	x	x	x	x	x	✓	
Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	x	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Suggested enhancement interventions to improve condition score[2]

Footnotes

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Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

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On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**
Limitations (if applicable)		**Habitat parcel reference**	G8, G8, G8, G9, G9, G9, G9, G9, G10, G10
		Grid reference	
Condition Assessment Criteria		G17(M), G17(M), G17(M), G16(S), G16(S), G16(S), G16(S), G16(S), G14(S), G14(S)	

		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓	✓	✓	✓	x	x	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
C	The tree is mature (or more than 50% within the block are mature)[1].	✓	✓	✓	x	x	x	x	x	✓	✓	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	✓	✓	✓	x	x	x	x	x	x	x	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		6	6	6	4	4	4	4	4	4	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)	✓	✓	✓	x	x	x	x	x	x	x	
Passes 3 or 4 criteria	Moderate (2)	x	x	x	✓	✓	✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	x	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Suggested enhancement interventions to improve condition score[2]

Footnotes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

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Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
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Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**
Limitations (if applicable)		**Habitat parcel reference**	G13 G13 G13 G13 G13 G14 G14 G15 G15 G15
		Grid reference	
Condition Assessment Criteria		G12(M) G12(M) G14(S) G14(S) G14(S) T14(S) T15(M) G9(S) G9(S) G9(S)	

		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	✓	✓	✓	x	x	✓	✓	✓	
C	The tree is mature (or more than 50% within the block are mature)[1].	x	x	x	x	x	x	x	x	x	x	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	x	x	x	x	x	x	x	x	x	X	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		4	4	4	4	4	3	3	4	4	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)	x	x	x	x	x	x	x	x	x	x	
Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	x	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Suggested enhancement interventions to improve condition score[2]

Footnotes
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
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Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**
Limitations (if applicable)		**Habitat parcel reference**	G15 G15 G15 G15 G15 G15 G15 G15 G15 G16
		Grid reference	
Condition Assessment Criteria		G9(S) G9(S) G9(S) G9(S) G9(S) G9(S) G9(S) G9(S) G9(S) T12(S)	

		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
C	The tree is mature (or more than 50% within the block are mature)[1].	x	x	x	x	x	x	x	x	x	x	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	x	x	x	x	x	x	x	x	x	x	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		4	4	4	4	4	4	4	4	4	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)	x	x	X	x	x	x	x	x	x	x	
Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	x	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Suggested enhancement interventions to improve condition score[2]

Footnotes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**
Limitations (if applicable)		**Habitat parcel reference**	G17 G17 G19 G19 G20 G20 G20 G20 G20 G20
		Grid reference	
Condition Assessment Criteria		G23(M) G23(M) G8(S) G8(S) G8(S) G7(S) G7(S) G7(S) G7(S) G7(S)	

		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	x	x	✓	✓	✓	✓	✓	✓	
C	The tree is mature (or more than 50% within the block are mature)[1].	x	x	x	x	x	x	x	x	x	x	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	x	x	✓	✓	x	x	x	x	x	x	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		4	4	4	4	4	4	4	4	4	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)	x	x	x	x	x	x	x	x	x	x	
Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	x	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Suggested enhancement interventions to improve condition score[2]

Footnotes

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Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**
Limitations (if applicable)		**Habitat parcel reference**	
		G20 G20 G20 G21 G21 G22 G22 G22 G22 G22	
Condition Assessment Criteria		G8(S) G7(S) G7(S) G5(S) G5(S) G6(S) G6(S) G6(S) G6(S) G6(S)	

		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	✓	x	✓	✓	✓	✓	✓	✓	✓	
C	The tree is mature (or more than 50% within the block are mature)[1].	x	x	x	x	x	x	x	x	x	x	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	x	x	✓	✓	✓	x	x	x	x	x	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		4	4	4	5	5	4	4	4	4	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)	x	x	x	✓	✓	x	x	x	x	x	
Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	x	x	✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	x	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Suggested enhancement interventions to improve condition score[2]

Footnotes

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Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	**Rudloe – Onsite**	**Survey date and Surveyor name**	**16/06/2026** **Joe Grainger-Hull**
		Survey reference (if relating to a wider survey)	**Habitat parcel refers to BSG survey reference** **Grid reference refers to latest AIA report**
Limitations (if applicable)		**Habitat parcel reference**	
		G19 G19 G18 G18 G18 G18 G18 G18 G18 G18	
Condition Assessment Criteria		G6(S) G6(S) G6(S) G6(S) G6(S) G6(S) G6(S) G6(S) G6(S) G6(S)	

		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	x	x	x	x	x	x	x	x	x	x	
C	The tree is mature (or more than 50% within the block are mature)[1].	x	x	x	x	x	x	x	x	x	x	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Number of criteria passed		4	4	4	4	4	4	4	4	4	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)	x	x	x	x	x	x	x	x	x	X	
Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x	x	X	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Suggested enhancement interventions to improve condition score[2]

Footnotes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

Condition Sheet: LINE OF TREES Habitat Type

Habitat Types

Line of trees
Line of trees – associated with bank or ditch
Ecologically valuable line of trees
Ecologically valuable line of trees – associated with bank or ditch

Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.

Habitat Description

See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook[1]. For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location		**Survey date and Surveyor name**	**16/06/2026** **Joe grainger-Hull**
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	
		Grid reference	ST 84450 69308

Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	At least 70% of trees are native species.	✓	

B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	✓										
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	✓										
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].	x										
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	✓										
Number of criteria passed		4										

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	✓										
Passes 2 or fewer criteria	Poor (1)											

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK.* 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 2 – Where ancient and veteran trees are present, see gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)