

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

The Church Inn, Castle Hill Road, Rochdale, Bury, Greater Manchester, BL9 6UH

Client:

James Campbell Associates

Survey date:

2nd April 2025

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Project:

This report is prepared to inform a planning application with the Bury Metropolitan Borough Council. The proposal is described as:

“The conversion of a public house/restaurant to an office with associated parking and landscaping.”

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context

The survey site is centred on National Grid Reference: SD 83009 12245 and has an area of approximately ~1.661ha. The site comprises developed land including buildings and hardstanding, grassland, scrub, a track, native hedgerow with trees, lines of trees, scattered trees, with boundary features, in Rochdale, Bury.

The underlying geology of the site is sandstone (Rough Rock) overlain by freely draining slightly acid, loamy soils. Typical habitats of this soil type include neutral and acid pastures and deciduous woodlands, with acid communities such as bracken and gorse in the uplands.

Adjacent to the north, east, and south are small access tracks with a horse-grazed pasture also north, and adjacent to the west is a country road.

MAGIC habitat designations within 2km include patches of: 'Open Mosaic Habitat' (closest ~0.005km south, but disconnected from the site via a small lane), 'Priority Deciduous Woodland' (closest ~0.37km northwest), 'Priority Lowland fens' (closest ~0.89km southeast), 'Good quality semi-improved grassland' (~1.03km northwest), 'Ancient Woodland' (~1.09km southeast), 'Priority Lowland Meadow' (closest ~1.31km north), 'Priority Lowland Dry Acid Grassland' (closest ~1.32km north), 'Grass Moorland' (~1.47km north), 'Priority Lowland Heathland' (~1.71km northwest), 'Priority Purple moor grass and rush pasture' (~1.71km north).

The closest watercourse to the site is the River Roch located ~0.87km south.

The site is situated in a rural area northeast of the centre Bury and west of the centre of Rochdale, with an area of woodland northwest of the site, and is surrounded by grassland and arable fields bordered by hedgerows and treelines, with scattered trees, as well as scattered ponds and a reservoir in the nearby vicinity. A small area of settlement and Rochdale Old Road lie south of the site.

Survey Details

The site survey was undertaken by Jessica Sibley BSc (Hons) MSc, Consultant Ecologist and accredited agent on Class 2 Natural England bat licence: 2024-12491-CL18-BAT, to undertake level 1 activities.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
02/04/2025	10	65	10	18	None

Executive Summary

Habitats:

- Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).
- A Construction Environment Management Plan (CEMP) may be required to prevent pollution of on-site and adjacent habitats, during construction.

Bats:

- **B1:** Three bat emergence surveys will be required during bat active season to determine the presence/likely absence of roosting bats within the building.
- A low-impact lighting strategy should be adopted for foraging and commuting bats.

Other European Protected Species (EPS):

- Other recommendations within this report include precautionary working methods for nesting birds, reptiles, common amphibians, badgers, and hedgehogs (please refer to the relevant sections).

Full report follows.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on the suitability of habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the desk study.

One of the loft space voids within B1 was sealed shut and unopenable, thus could not be internally inspected. However, this is not considered to be a significant limitation as the recommended bat emergence surveys should record any roosts within the building, after completion.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present, and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, PRA map in appendix 2, location plan in appendix 3, proposal plan in appendix 4, and photos in appendix 5).	
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings (UKHab codes used) Primary codes: - Developed land; sealed surface [u1b] - Buildings [u1b5] - Other developed land [u1b6] - Artificial unvegetated,	The site contains native hedgerow which is listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The site also contains grassland, scrub, and trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. <u>On-site habitats:</u> Developed land; sealed surface [u1b] including buildings [u1b5] and other developed land [u1b6] The site contains two buildings and hardstanding, west of the site. The buildings are considered in relation to roosting bats, later in this report (see section; ‘bats’). Artificial unvegetated, unsealed surface [u1c] A small bare soil substrate access track lies south of the site. Upland acid grassland [g1b] with scattered scrub [10] ruderal/ ephemeral vegetation [81] and young trees – self set [202]

unsealed surface [u1c] • Upland acid grassland [g1b] • Modified grassland [g4] • Mixed scrub [h3h] • Native hedgerow [h2a] • Built linear features [u1e]	The majority of the site contains grassland which best represents 'upland acid grassland' with an elevation of ~180m. The sward height is varied between ~5-30cm. Species richness among the swards is ~6-8 species per m². There is ~10-20% cover of broadleaved herbs and sedges. Species may have not been fully visible at this time of year, but species include: D: Yorkshire fog <i>Holcus lanatus</i>. A: Red fescue <i>Festuca rubra</i>. O: Cock's foot <i>Dactylis glomerata</i>, common bent <i>Agrostis capillaris</i>, <i>Poaceae sp.</i>, bramble <i>Rubus fruticosus agg.</i>, soft rush <i>Juncus effusus</i>, nettle <i>Urtica dioica</i>, ribwort plantain <i>Plantago lanceolata</i>, broad leaved dock <i>Rumex obtusifolius</i>, sorrel <i>Rumex acetosa</i>, heather <i>Calluna vulgaris</i>, creeping thistle <i>Cirsium arvense</i>, field wood rush <i>Luzula campestris</i>, bracken <i>Pteridium aquilinum</i>, and springy turf moss <i>Rhytidiadelphus squarrosus</i>. R: Dandelion <i>Taraxacum officinale agg.</i>, meadow buttercup <i>Ranunculus acris</i>, common ragwort <i>Jacobaea vulgaris</i>, and hoary willowherb <i>Epilobium parviflorum</i>. Young trees- self set include hawthorn <i>Crataegus monogyna</i>, and pedunculate oak <i>Quercus robur</i>.
Secondary codes: • Scattered scrub [10] • Hedgerow with trees [11] • Scattered trees [32] • Line of trees [33]	Grassland – condition indication: The sward height across the grassland parcels is varied (i.e., >20% <7cm, and >20% >7cm), with microclimates for vertebrates and invertebrates. Cover of bare ground is between ~1-5%. Cover of bracken is <20%, and cover of scrub is >5%. The combined cover of species indicative of suboptimal condition and damaging management accounts for >5% of the grassland parcels. No invasive non-native species listed under Schedule 9 of the Wildlife and Countryside Act, (1981), were recorded across the parcels. Modified grassland [g4]

• Ruderal/ ephemeral vegetation [81] • Dry stone wall [114] • Young trees – self set [202] • Fence [612] • Mortared wall [853]	A small area centrally of the site is grassland which best represents 'modified grassland'. Species richness among the sward is low at <6 species per m². There is a high abundance of perennial rye-grass <i>Lolium perenne</i>. Grass cover is >75%. Sward height is homogenously short at ~5-10cm. Species include: D: Perennial rye-grass. F: Creeping buttercup <i>Ranunculus repens</i>, and white clover <i>Trifolium repens</i>, O: Red fescue, cock's foot, daisy <i>Bellis perennis</i>, dandelion, ribwort plantain, creeping thistle, and springy turf moss. R: Field wood rush. Grassland – condition indication: The sward height across the grassland parcel is homogenously short (i.e., ~5-10cm), without microclimates for vertebrates and invertebrates to live and breed. Physical damage is >5% via footfall. No scattered scrub was recorded across the grassland parcel. Cover of bare ground is <10%. Cover of bracken <i>Pteridium aquilinum</i> is <10% (i.e., none recorded). No invasive non-native species (as listed under Schedule 9 of the Wildlife and Countryside Act, 1981) were recorded. Mixed scrub [h3h] An area south of the site is mixed scrub. Species include: F: Bramble, hawthorn, and dogwood <i>Cornus sanguinea</i>. O: Goat willow <i>Salix caprea</i>, birch <i>Betula sp.</i>, cherry <i>Prunus sp.</i>, and elder <i>Sambucus nigra</i>, and ground elder <i>Aegopodium podagraria</i>. Scrub – condition indication:
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	>80% of the scrub is native, with at least three native woody species, and no single species comprising >75% cover. Seedlings, saplings, young shrubs, and mature are all present. No non-native invasive species were recorded (under Schedule 9 of the Wildlife and Countryside act, 1981). The scrub has a well-developed edge, with scattered scrub and tall grassland present between the scrub and adjacent habitats. No clearings, glades, or riders were recorded. Native hedgerow [h2a] with trees [11] Site boundaries include native hedgerows with >80% canopy cover of UK native and archaeophyte woody species, and trees. The hedgerow is dominant with hawthorn <i>Crataegus monogyna</i>, with occasional bramble <i>Rubus fruticosus agg.</i>, and cherry and elder trees. The understorey includes occasional nettle. Hedgerows – condition indication: The hedgerows are >1.5m tall and >1m wide. The gap between the base of the canopy and the ground of the hedgerows is <0.5m along >90% of their length. Gaps make up <10% of total length with no gaps >5m. >1m width of undisturbed ground with perennial herbaceous vegetation is present for >90% of the length. Plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground. No non-native invasive plant species as listed under Schedule 9 of the Wildlife and Countryside Act (1981), were recorded along the hedgerows. The hedgerows do not appear to be subject to damaging management activities. There is more than one age-class of tree present (i.e., semi-mature and mature), however, mature trees are not present every 20-50m. The trees appear to be in good condition. Built linear features [u1e] including dry stone wall [114], fencing [612], and mortared wall [853] Boundaries of the site include ~1m tall dry-stone wall, ~1m tall wire and wood post fencing, with a small area of ~1m tall brick and mortared wall in the centre of the site.
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	Scattered trees [32] The site contains ~6 small trees, ~2 medium trees, and ~1 very large tree. Tree species include occasional <i>Sorbus sp.</i>, trees, sycamore <i>Acer pseudoplatanus</i>, elder, ash <i>Fraxinus excelsior</i>, and Leyland cypress <i>Cupressus × leylandii</i>. Individual trees – condition indication: >70% of the trees within the block are native species. <50% of trees within the block are mature. There is no evidence of an adverse impact on tree health by human activities, and no current pruning regime. No natural ecological niches were recorded (i.e., cavities), associated with the trees. The trees over sail grassland vegetation beneath (i.e., >20%). Line of trees [33] There are two treelines within the site boundary. Treeline 1 lies along the northwest boundary of the site and has occasional young, semi-mature and mature sour cherry <i>Prunus cerasus</i>, holly <i>Ilex aquifolium</i>, pedunculate oak, beech <i>Fagus sylvatica</i>, hawthorn, and sycamore trees. Treeline 2 lies along the drive into the site and is dominant with mature sour cherry trees. Treeline 1 – condition indication: <70% of the trees are native species. The tree canopy is continuous with gaps in canopy cover making up <10% and no gaps >5m wide. No natural ecological niches were recorded. There is an undisturbed naturally vegetated strip of <6m along both sides of the treeline. The majority of the trees appear to be in healthy condition. Treeline 2 – condition indication:
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	<70% of the trees are native species. The tree canopy is continuous with gaps in canopy cover making up <10% and no gaps >5m wide. No natural ecological niches were recorded. There is an undisturbed naturally vegetated strip of <6m along one side of the treeline. The majority of the trees appear to be in healthy condition.
<i>Foreseen Impacts</i>	Under the current scheme, the proposed development will not result in the loss of any vegetative habitats.
<i>Recommendations</i>	The project is unlikely to trigger the requirement for a Biodiversity Net Gain (BNG) assessment as it falls under one of the exemptions (e.g., less than 25m² of habitat being impacted). Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Best practice measures to minimise the possibility of pollution affecting on-site retained and adjacent habitats must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	<u>On-site designations:</u> The site is not subject to any statutory designation. <u>Statutory designated sites (within 2km):</u> There is one statutory site within 2km of the site, as detailed below: Chesham Woods Local Nature Reserve (LNR) – ~1.01km west – (broadleaved semi-natural woodland, plantation, scrub, grassland, and orchard). The site lies within the 'impact risk zones' for local Sites of Special Scientific Interest (SSSIs).

	<u>Non-statutory designated sites:</u> The presence of non-statutory designated sites within 2km of the site cannot be established without data from RECORD - Local Environmental Records Centre for Cheshire, Halton, Warrington & Wirral and Greater Manchester Local Record Centre (GMLRC).
<i>Foreseen Impacts</i>	<u>On-site designations:</u> No impacts foreseen. <u>Statutory and non-statutory designated sites:</u> No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known). The site lies within the impact risk zone for local SSSIs. However, the proposed development is not listed as a possible high risk for these designations therefore consultation with Natural England (NE) is not required.
<i>Recommendations</i>	<u>On-site designations:</u> None required. <u>Statutory and non-statutory designated sites:</u> None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A

<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including grassland, scrub, hedgerow, and trees, likely provide common invertebrates with opportunities to forage and shelter.
<i>Foreseen Impacts</i>	The proposed development will not result in the loss of any vegetative habitats; thus, no impacts are foreseen.
<i>Recommendations</i>	No further surveys. <u>Suggested biodiversity enhancements:</u> The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.
Bats	
<i>Summary of Survey Findings</i>	<u>European Protected Species Licence (EPSL) data:</u> A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roost sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. There are no Special Areas of Conservation (SACs) designated for bats within 10km of the site. <u>Foraging and commuting habitat:</u>

			Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of grassland, scrub, species-rich hedgerow, and trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations of moderate value. Most notably, the hedgerows on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. <u>Roosting habitat:</u> Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of two buildings on site: the main vacant restaurant (B1), and one small outbuilding (B2). No evidence of roosting bats was identified along or within any of the on-site buildings.
B1 - description			Photographs
<i>Summary</i> B1 is a double-storey rendered stone and brick-built vacant restaurant building with a pitched and gabled roof clad in stone and concrete roof tiles. Sections of the roof are flat and clad in corrugated metal and bitumen. The building will undergo a full re-roof as part of the proposed works. Gaps were recorded along the majority of the main roof stone tiles, which could support moderate numbers of crevice-dwelling species, or provide ingress opportunities to void-dwelling species into the internal loft voids. The building is unlikely to support a hibernation roost but could support a maternity roost. The building has high roost value.			
Feature	Materials	Condition/description/suitability	Photograph(s)

Walls	Rendered or painted	Condition/description: No suitable crevices or cavities were recorded along the supporting walls, which were found to be intact and in very good condition. Suitability/access/evidence of bats: No suitable features or evidence were recorded.	
Roof	Stone	Condition/description: Gaps between the roof tiles were recorded along both the north and south elevations, and along the roof verges of the east and west gables. Suitability/access/evidence of bats: Space under tiles could accommodate crevice-dwelling bat ingress with roosting opportunities between the roof tiles, and ingress points along the main roof structure and along the roof verges of the east and west gables. Could support moderate numbers of crevice-dwelling	

		species. Gaps could also support void-dwelling species ingress into the loft voids.	
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Eaves	Overhanging with flat roof bordered by metallic fascias	Condition/description: Appear intact. Suitability/access/evidence of bats: No suitable features or evidence were recorded.	
Window/ door frames	uPVC or wooden	Condition/description: Appear tight fitting. Suitability/access/evidence of bats: No suitable features or evidence were recorded.	

Internal voids	Timber rafters and ridge beam. Open floor to ridge. Unlined.	Condition/description: The east-most section of the main roof structure of the building has a vaulted ceiling, however, two loft hatches are present, centrally and west of the building. The west-most loft hatch could not be opened as it is sealed shut, however, the centre-most loft void is described, below. Internally space measure approximately ~4m long, ~2m wide, floor to ridge height ~1m. The roof structure is unlined, and there is light ingress in places, where tiles have gaps. The void is suitable for void-dwelling species, though no droppings were recorded. A hornet's nest is located within the space. Bat droppings could be concealed between the roof tiles. ❖ Temperature reading: 11.0°C ❖ Humidity readings: 50.8% Suitability/access/evidence of bats: No evidence was recorded, but evidence could be concealed deeper within the roof structure.	
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B2 - description	Photographs
<i>Summary</i> B2 is a pebble-dash rendered small outbuilding with a pitched roof clad in asbestos. Given a lack of suitable features or evidence recorded along the exterior/interior of the building, the building has negligible roost value.	
<i>Foreseen Impacts</i>	<u>Roosting habitat:</u> B1: The proposed development will result in a full re-roof and internal reconfiguration of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death, or injury to bats. B2: Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats as a result of its removal. Trees: The on-site trees were not subject to inspection, as none are scheduled to be removed, as part of the proposed works.

	<u>Foraging and commuting habitat:</u> The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development may include the use of lighting which could spill onto bat roosting, foraging, or commuting habitat and deter bats from using these areas.
<i>Recommendations</i>	<u>Roosting habitat:</u> B1: Three bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive and surveys should be spread at least three weeks apart. Infra-red cameras should be used as an aid. Five surveyors are required to provide full coverage of the building. If bat roosts are confirmed in the building an EPSL application to Natural England will be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. B2: In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop, and a bat-licensed ecologist contacted for further advice. Trees: In the event of future tree felling or pruning, a separate Ground Level Tree Assessment (GLTA) survey should be undertaken to assess impacts.

	<u>Foraging and commuting habitat:</u> No further surveys are required. A low impact lighting strategy should be adopted for the site during and post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 <u>Suggested biodiversity enhancements:</u> Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	<u>Nesting birds:</u> No bird's nests were identified along the vegetation/buildings on-site; however, the scrub, trees, hedgerow, and the buildings offer nesting opportunities, and vegetation offers nest-building resources for birds. No habitat for Schedule 1 birds was observed. <u>Barn owls:</u> The site does not appear to provide any suitable nesting sites for barn owls. <u>Overwintering birds:</u> Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

<i>Foreseen Impacts</i>	<u>Nesting birds:</u> The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. <u>Barn owls:</u> None foreseen. <u>Overwintering birds:</u> None foreseen.
<i>Recommendations</i>	<u>Nesting birds:</u> Commencement of works to the buildings should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. <u>Barn owls:</u> None required. <u>Overwintering birds:</u>

	None required. <u>Suggested biodiversity enhancements:</u> The installation of a minimum of two bird boxes at the site will provide additional nesting habitat for birds e.g. ▪ Vivara Pro WoodStone Swift Nest Box (buildings) ▪ House Sparrow Terrace FSC Nest Box (buildings) ▪ Swallow Nest Bowl (buildings) ▪ Vivara Pro Seville 32mm WoodStone Nest Box (trees) ▪ Vivara Pro Barcelona WoodStone Open Nest Box (trees) (Or a similar alternative brand). Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
Summary of Survey Findings	<u>EPSL data:</u> A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. <u>Habitat suitability:</u>

	The site provides good habitat suitability for reptiles including dry stone wall, hedgerow and scrub for refuge, and grassland for foraging and commuting. The presence of reptiles on-site cannot be discounted. The site also connects well to areas of grassland, pasture, pockets of woodland, and linear hedgerow networks. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development, as no vegetative habitats will be removed as part of the proposed works.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a reptile is identified, works must cease, and advice must be sought from a suitably qualified ecologist. <u>Suggested biodiversity enhancements:</u> The site could be enhanced for reptiles post-development with the inclusion of log piles and planting of areas of native shrubs, to provide sheltering opportunities.
Amphibians	
<i>Summary of Survey Findings</i>	<u>EPSL data:</u>

	A review of the MAGIC database returned no granted EPSL records for Great Crested Newts (GCN) within 2km of the site. However, two positive class survey licence returns are located within 2km (closest ~733m west). No District Level Licensing (DLL) historic survey data (2017 – 2019) is present within 2km of the site. <u>Aquatic habitat suitability (including ponds within 500m):</u> GCN exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; GCN are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on-site. However, a review of the MAGIC.gov.uk database indicates the presence of seven ponds (i.e., P1:P7), and two reservoirs within 500m. P1 is located ~29m north, P2 is located ~49m south, P3 is located ~98m northwest, P4 is located ~120m northeast, P5 is located ~302m east, P6 is located ~457m east, and P7 is located ~473m northwest. There does not appear to be any significant barriers between the ponds and the site, which would cause disruption to dispersal. <u>Terrestrial habitat suitability:</u> The site provides good terrestrial suitability for GCN and other more common amphibians including dry-stone wall, hedgerow and scrub for refuge, and grassland for foraging and commuting. The presence of GCN on-site cannot be discounted.
<i>Foreseen Impacts</i>	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of ~0.0ha of vegetative habitats. If GCN are present within the pond 29m to the north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score, which states: Offence Highly Unlikely.

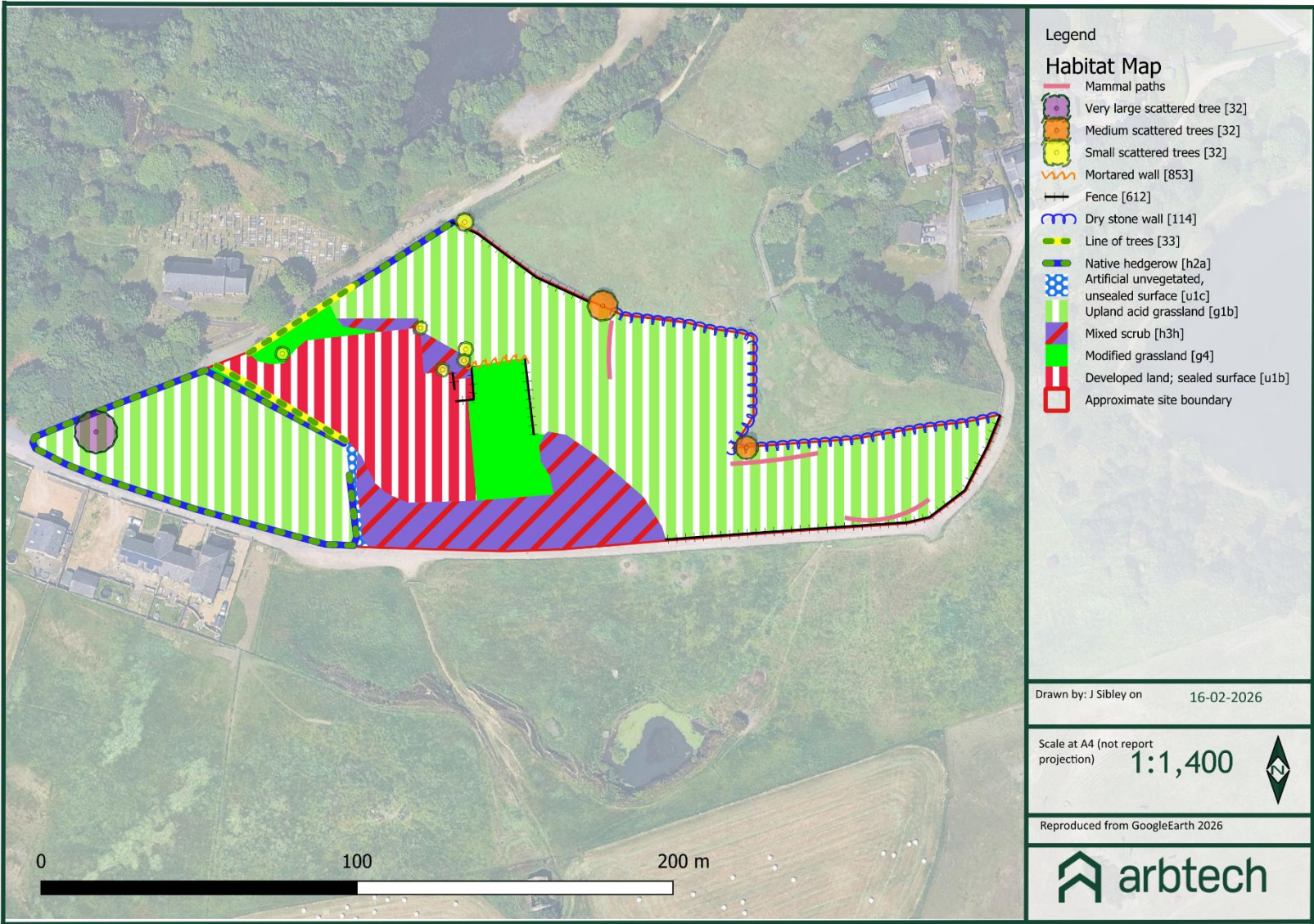
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to GCN, further surveys are considered to be disproportionate. A precautionary working method will be implemented for amphibians during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a GCN is identified, works must cease, and advice must be sought from a suitably qualified ecologist. <u>Suggested biodiversity enhancements:</u> The site could be enhanced for amphibians post-development through creation of amphibian hibernacula. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. However, mammal paths were recorded within the site which could pertain to badger activity across the site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A toolbox talk will be given to contractors regarding the possible presence of badgers at the site.

	• A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease, and advice must be sought from a suitably qualified ecologist. <u>Suggested biodiversity enhancements:</u> Planting of damson <i>Prunus domestica subsp. Insititia</i>, and fruit trees on-site will provide additional foraging resources for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	<u>EPSL data:</u> A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. <u>Habitat suitability:</u> There are no watercourses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.

<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	<u>EPSL data:</u> A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. <u>Habitat suitability:</u> The site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered unlikely that hazel dormice are present at the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None required.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The grassland, scrub, and hedgerows provide foraging and refuge opportunities for hedgehogs.
<i>Foreseen Impacts</i>	No impacts are anticipated on hedgehogs as a result of the proposed development.
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. <u>Suggested biodiversity enhancements:</u> The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: ▪ Planting fruit bearing trees to increase foraging opportunities. ▪ Creation of brash piles or installation of hedgehog houses in shady areas. ▪ Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
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Appendix 1: Habitat map

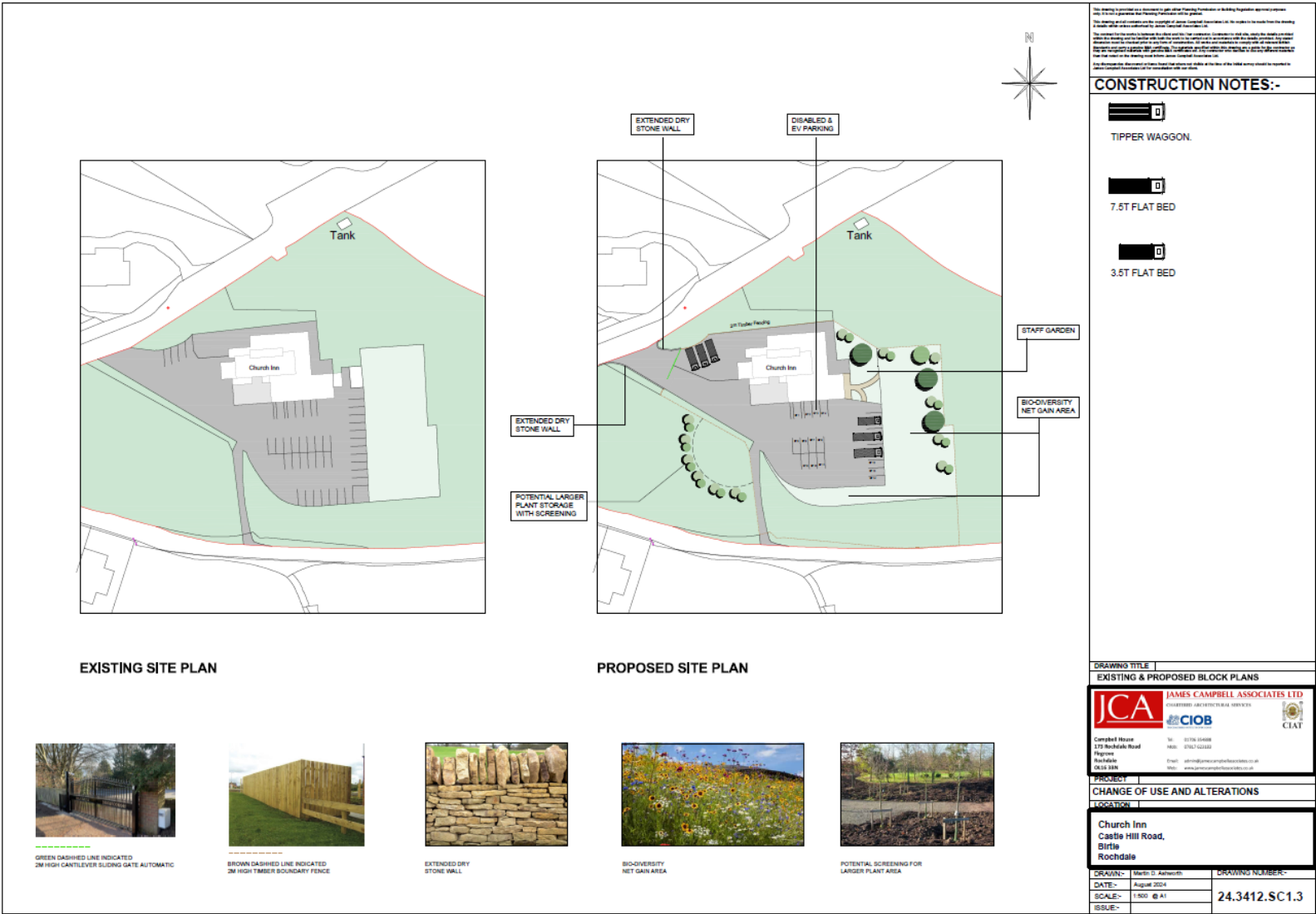


Appendix 2: PRA map

Appendix 3: Location map



Appendix 4: Proposed plan



Appendix 5: Habitat Photos

Other developed land	
Photograph	Description
	Figure 1: On-site hardstanding - west of site.
Artificial unvegetated, unsealed surface	
Photograph	Description
	Figure 2: Small access track – south of site.

Modified grassland	
Photograph	Description
	Figure 3: On-site modified grassland – centrally of site.
Upland acid grassland	
Photograph	Description
	Figure 4: On-site acid grassland – east of site.

Mixed scrub	
Photograph	Description
	Figures 5 and 6: On-site mixed scrub – south of site.

	
Native hedgerow	
Photograph	Description

 		Figures 7 and 8: On-site native hedgerow along the northwest site boundaries.
Line of trees Photograph		
		Description



Figures 9 and 10: Treeline 1 and treeline 2 – along the northwest boundary, and along the access road northwest of site, respectively.

Scattered trees

Photograph

Description



Figures 11 and 12: Scattered trees across the site.

Built linear features

Photograph

Description



Figures 12 and 13: Boundary fencing and dry-stone wall along the north boundary of the site.

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