

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Oxford Grange Nursing Home, 30 Oxford Road, Dewsbury, WF13 4LL

Client:

Orange Design Studio

Survey date:

7th October 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 Kirklees Council. The proposal is described as:

“The conversion of the existing vacant nursing home into flats with associated landscaping and parking areas.”

[Unsubmitted]

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: SE 23468 22185 and has an area of approximately ~0.308ha. The site comprises developed sealed surfaces including one building and hardstanding, scrub, shrubbery, a gravel bed, grassland, woodland, scattered trees, and built linear features, in Dewsbury. The underlying geology of the site is sandstone (Birstall Rock), overlain by slowly permeable seasonally wet acid loamy and clayey soils of low fertility. Typical habitats of this soil type include seasonally wet pastures and woodlands. MAGIC habitat designations within 2km include patches of: 'Priority Deciduous Woodland' (closest ~0.20km northeast), and 'Open Mosaic Habitat' (closest ~1.40km northwest). The site is situated in a suburban area in Dewsbury, surrounded by dwellings and gardens, with pockets of urban greenspace including treelines, grassland, and larger playing fields. The wider landscape comprises more built-up areas in the centre of Dewsbury to the southeast, and more rural areas with linear hedgerow networks and arable land as well as grassland and woodland further west. The closest watercourse to the site is the River Spen ~1.31km west.					
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 (mph)	Rain
07/10/2025	15	77	100	10	None
Executive Summary					
Habitats: ➤ A Biodiversity Net Gain (BNG) assessment will be required for the site.					

- 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 adjacent habitats must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.

Invasive non-native species:

- Rhododendron should be dug up, including roots, and disposed of in line with appropriate controlled waste measures, or controlled during construction works to prevent the spread off-site.

Bats:

- **B1:** Three bat emergence surveys are required in bat active season to establish the presence or likely absence of roosts.
- **Trees:** In the event of any pruning or felling, the trees due to be impacted should be subject to separate Ground Level Tree Assessment (GLTA), after an Arboricultural Impact Assessment (AIA) which details definitive tree loss and retention.
- 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 suitability of the 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 searches of historical biological records.

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 reasonable 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] - Building [u1b5] - Other developed land [u1b6] - Artificial unvegetated,	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site also contains woodland, grassland, scattered trees, and scrub which 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 one building [u1b5] and other developed land [u1b6] There majority of the site comprises hardstanding surfaces utilised as a car parking area, with one building considered in relation to roosting bats, later in this report (see section; ‘bats). Artificial unvegetated, unsealed surface [u1c] A small patch south of the building is a gravel bed with bare soil substrate beneath. Other broadleaved woodland [w1g]

unsealed surface [u1c] - Other broadleaved woodland [w1g] - Other neutral grassland [g3c] - Bramble scrub [h3d] - Built linear features [u1e] Secondary codes: - Scattered trees [32] - Introduced shrub [847]	Small sections along the east, south, and west boundaries of the site are other broadleaved woodland. Tree species within the woodland include: F: Sycamore <i>Acer pseudoplatanus</i>. O: Ash <i>Fraxinus excelsior</i>, holly <i>Ilex aquifolium</i>, lime <i>Tilia platyphyllos</i>, silver birch <i>Betula pendula</i>, and field maple <i>Acer campestre</i>. Understorey vegetation includes: O: Cherry laurel <i>Prunus laurocerasus</i>, snowberry <i>Symphoricarpos sp.</i>, holly, ivy <i>Hedera helix</i>, dandelion <i>Taraxacum officinale</i> agg., nettle <i>Urtica dioica</i>, wood avens <i>Geum urbanum</i>, and Indian cluster berry <i>Lonicera ligustrina</i>. Woodland – condition assessment: A. Two age classes are present (i.e., young and intermediate). B. There is no significant browsing damage evident. C. Cherry laurel is present within the woodland at >10%. D. 5+ native tree species are present across the woodland parcel. E. 5-80% of the canopy trees and understorey shrubs are native. F. <10% of the woodland has areas of temporary open space. G. Two age classes are present (saplings, and young trees). H. 11-25% mortality/crown dieback was recorded. I. No recognisable NVC plant community is present. J. Two storeys are present (upper and shrub layer). K. No veteran trees are present.
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	L. Between 25-50% of the survey plot has standing deadwood, including branches, stems, stumps, and small cavities. M. <1ha in total of nutrient enrichment across the woodland area, and <20% of the woodland has damaged ground. The woodland is classed as being in moderate condition. Other neutral grassland [g3c] The site consists of unmanaged grassland with a varied sward height of ~25-40cm. Species richness among the sward is <8 species per m² but based on the time of year, it is possible more species would not be visible. There is >20% cover of broadleaved herbs and sedges. Species include: D: Red fescue <i>Festuca rubra</i>. F: Creeping buttercup <i>Ranunculus repens</i>. O: Cock's foot <i>Dactylis glomerata</i>, false oat grass <i>Arrhenatherum elatius</i>, creeping thistle <i>Cirsium arvense</i>, dandelion, bramble <i>Rubus fruticosus agg.</i>, broadleaved dock <i>Rumex obtusifolius</i>, hoary willowherb <i>Epilobium parviflorum</i>, and Buddleia <i>Buddleja davidii</i>. Grassland - condition assessment: A. The habitat is a good representation of the habitat type it has been identified as – PASS. B. Sward height is varied (with at least 20% <7cm and 20% >7cm) – PASS. C. Cover of bare ground is between ~1-5% – PASS. D. Cover of bracken is <20% and scrub accounts for >5% of total area – FAIL. E. Species indicative of suboptimal condition account for >5% the total area and there is an absence of non-native invasive species – FAIL.
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	F. There are ~6-8 vascular plant species per m² – FAIL. The other neutral grassland is classed as being in moderate condition. Bramble scrub [h3d] North of the site is an area of bramble scrub with bramble dominant and creeping buttercup, white clover <i>Trifolium repens</i>, dandelion, and young ash trees occasional. Built linear features [u1e] Boundaries of the site include ~2m tall mortared walls and wood panel fencing. Scattered trees [32] There are three large, three medium and two small sized trees within the site boundary. Species include occasional crack willow <i>Salix × fragilis</i>, sycamore, Leyland cypress <i>Cupressus × leylandii</i>, and wych elm <i>Ulmus glabra</i>. Individual trees – condition assessment: A. <70% of the trees within the block are native species – FAIL. B. The tree canopy is predominantly continuous with gaps in canopy cover making up <10% total area (individual trees automatically pass this criterion) – PASS. C. >50% of trees within the block are mature – PASS. D. There is no evidence of an adverse impact on tree health by human activities and no current pruning regime so trees retain >75% of expected canopy for their age range and height – PASS. E. No natural ecological niches were recorded, associated with the trees – FAIL.
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	F. The trees over sail bramble or grassland vegetation beneath (i.e., >20%) – PASS. The individual trees are classed as being in moderate condition. Introduced shrub [847] Areas of the site are scattered buddleia, with a small prominent patch south of the building.
<i>Foreseen Impacts</i>	<u>On-site habitats:</u> The proposed development will result in the loss of ~0.004ha of bramble scrub, ~0.03ha of other neutral grassland habitat and ~0.003ha of introduced shrub. This could result in a net loss in biodiversity at the site. <u>Notable habitats:</u> No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	Biodiversity Net Gain (BNG): The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and came into force for smaller developments on 2nd April 2024. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain. 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 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: • Lower Spen Wildlife Area Local Nature Reserve (LNR) – ~1.32km southwest – (woodland, scrub, meadow, and wetland). The site lies within the impact risk zone 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 West Yorkshire Ecology (WYE)
<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) as well as the urban location of the site with surrounding physical barriers.

	The site lies within the impact risk zones for local SSSIs and the proposed development is not listed as a high risk with regard to these designations.
<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>	Common rhododendron was identified on-site which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act, 1981.
<i>Foreseen Impacts</i>	Construction could result in the spread of rhododendron.
<i>Recommendations</i>	Rhododendron present on site will be sensitively removed prior to the commencement of works to prevent the spread of a non-native, invasive species listed on Schedule 9 of the Wildlife and Countryside Act, 1981. The Rhododendron will be removed using hand tools only. The most effective method of removal is through hand pulling, which results in minimal soil disturbance. Hand pulling young shrubs will typically result in the full removal of the shrub and associated root network, which will prevent the re-establishment. Mature shrubs are likely to have a deeper and more established root network unlikely to be removed in full by hand pulling alone. Where there are mature shrubs, removal should be aided using hand tools to expose the root network in full so the entire shrub and associated roots can be removed. Development works will not commence until Rhododendron has been successfully removed from the site
Invertebrates	

Summary of Survey Findings	The habitats present on-site, including wood, lawns, ornamental shrubs, and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.														
Foreseen Impacts	None foreseen.														
Recommendations	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															
Summary of Survey Findings	<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. There are two EPSLs within a 2km radius of the site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2019-38940-EPS-MIT</td><td>Common pipistrelle</td><td>~0.50km southeast</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2011-3454</td><td>Common pipistrelle</td><td>~0.68km north</td><td>Destruction of a resting place</td></tr></table> There are no Special Areas of Conservation (SACs) designated for bats within 10km of the site.			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2019-38940-EPS-MIT	Common pipistrelle	~0.50km southeast	Destruction of a resting place	EPSM2011-3454	Common pipistrelle	~0.68km north	Destruction of a resting place
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		<u>Foraging and commuting habitat:</u> Habitats recorded on-site are assessed to provide foraging and commuting opportunities for bats in the form of a woodland, scrub, grassland, shrubbery, and scattered trees. These habitats collectively are of moderate value for local foraging and commuting bats. The wider landscape includes dwellings and gardens, pockets of greenspace of moderate value for local foraging and commuting bats. <u>Roosting habitat:</u> Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building on-site; the vacant nursing home (B1). No evidence of roosting bats was identified along or within B1.	
B1 - description		Photographs	
<i>Summary</i> B1 is a large vacant stone-built nursing home with a pitched and gabled roof clad in slate roof tiles. The building will be converted into apartments as part of the proposed works. Multiple features were recorded along the exterior of the building suitable for bat ingress, by void or crevice-dwelling species. The building could support moderate numbers. The building is unlikely to support a hibernation roost but could support a maternity roost. As a result, the building has high roost value.			
Feature	Materials	Condition/description/suitability	Photograph(s)

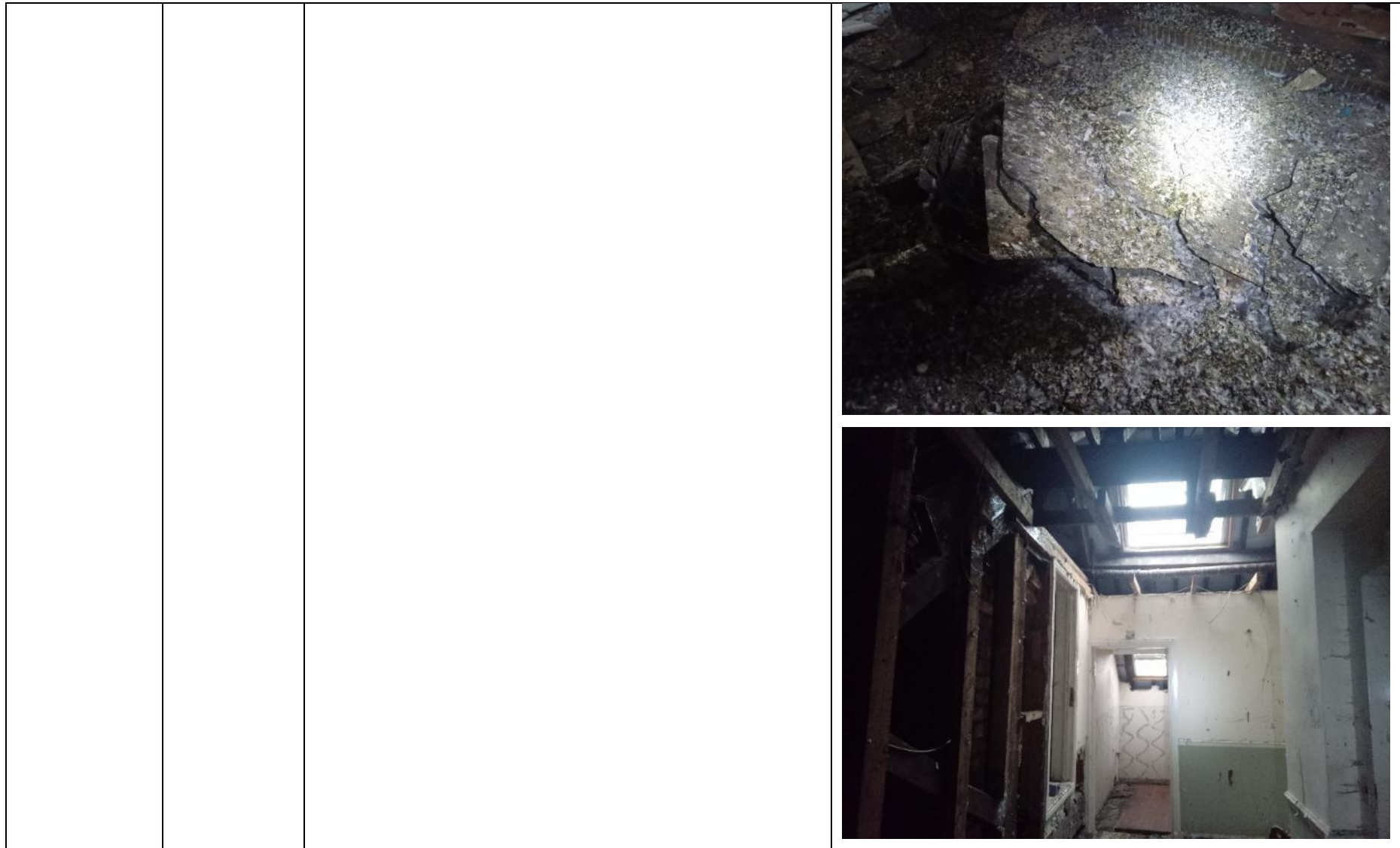
Walls	Stone and mortar	Condition/description: Intact with no suitable crevices or cavities recorded. Suitability/access/evidence of bats: No evidence or suitable features were recorded.	
Roof	Slate	Condition/description: Missing and slipped roof tiles were recorded along the south and west elevations which could support bat ingress into cavities and crevices present behind. Suitability/access/evidence of bats: Space under tiles could support low to moderate numbers of crevice-dwelling species.	

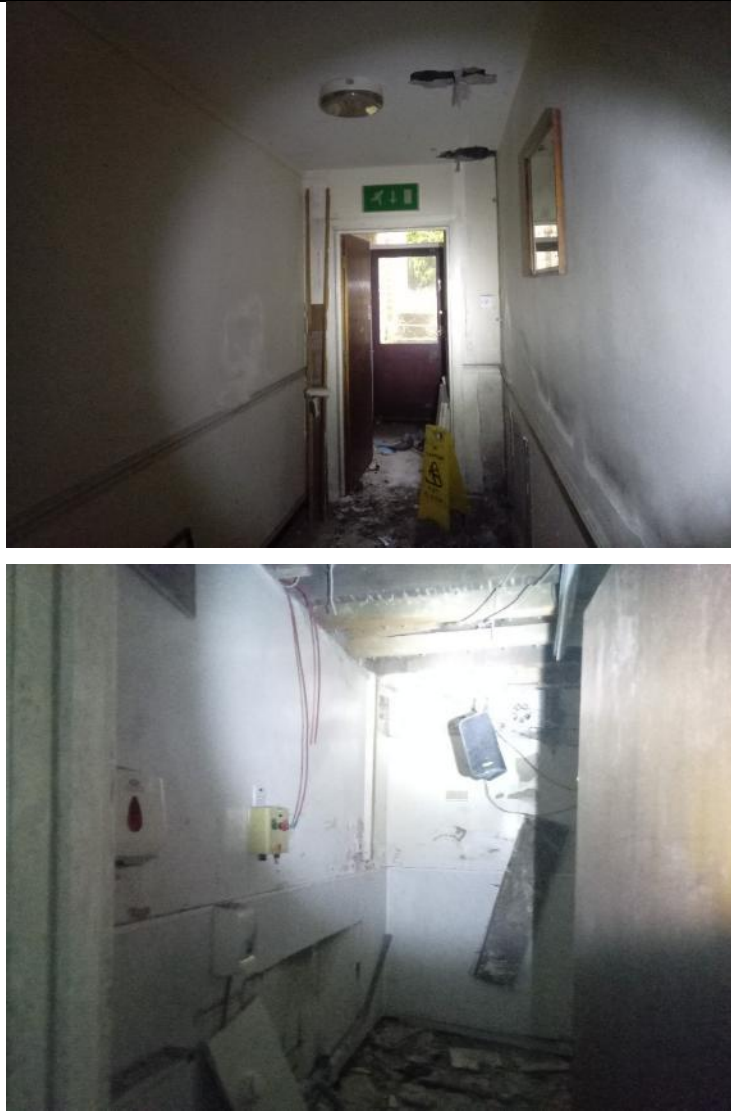
			
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Soffits	Wooden	Condition/description: An area of broken soffit was recorded along the west elevation which could support bat ingress. Suitability/access/evidence of bats: Provides possible bat access into internal void and crevices within the soffit.	
Barge boards/fascia boards	Wooden	Condition/description: Gapping was recorded along an area of west elevation fascia which could support crevice-dwelling species. Suitability/access/evidence of bats: Provides possible bat access into internal void and crevices along the wall tops.	

Windows/ doors frames and lintels	uPVC and wooden	Condition/description: Multiple open and smashed windows were recorded along the west, south, and east elevations which could support bat ingress. Suitability/access/evidence of bats: Provides possible bat access into internal voids.	
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Internal voids	Timber rafters and ridge beam. Open floor to ridge. Breathable membrane roof lining. Fibre wool membrane insulation.	Condition/description: Top floor: There are no loft voids within B1, the top floor has been subject to break ins leading to areas of the roof and roof lining exposed within. No evidence of bats was recorded internally, though evidence could be concealed between the roof lining and roof tiles. Evidence of bird activity was recorded within with large areas of pigeon droppings, and physical pigeon presence. ❖ Temperature reading: 14.2°C ❖ Humidity reading: 61.8% Cellar: The cellar is tightly sealed with no opportunities for bat ingress or evidence recorded. ❖ Temperature reading: 12.5°C ❖ Humidity reading: 63.0% Suitability/access/evidence of bats: No evidence was recorded.	
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<i>Foreseen Impacts</i>	<u>Roosting habitat:</u> B1: The proposed development will result in the conversion of this building to apartments. This could result in the destruction of any bat roosts present and could cause disturbance, death, or injury to bats. Trees: On-site trees were not inspected for roost features given the high number, however, could contain suitable roost features. <u>Foraging and commuting habitat:</u> The proposed development will result in the loss of ~0.004ha of scrub, ~0.03ha of other neutral grassland habitat and ~0.003ha of introduced shrub but given the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. The proposed development may lead to an increase in the amount of current lighting of surrounding habitats and without mitigation, this may disturb commuting bats.
<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. Eight 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. Trees: In the event of any pruning or felling, the trees due to be impacted should be subject to separate Ground Level Tree Assessment (GLTA), after an Arboricultural Impact Assessment (AIA) which details definitive tree loss and retention. <u>Foraging and commuting habitat:</u> No further surveys are required. A low impact lighting strategy will 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> Pigeon activity was recorded along the top floor of B1 via pigeon droppings and physical pigeon presence, though no nests were recorded.

	No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and 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 the works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building and vegetation 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 four bird boxes on mature trees around the site boundaries or on the retained building 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)
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	(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	
<i>Summary of Survey Findings</i>	<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> There is limited suitable habitat present on-site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Furthermore, the site is surrounded by urban development (i.e. roads and buildings) which is considered suboptimal for reptile migration, and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is considered unlikely that reptiles are present on-site.
<i>Foreseen Impacts</i>	Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation. The site does not form a connective pathway or stepping stone between areas of suitable reptile habitat in the wider landscape and the development is unlikely to lead to reptile habitat fragmentation.

<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Grassland vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Taller shrub and scrub vegetation will first be strimmed to 15cm, left overnight, then cleared to ground level to allow any reptiles present within the herbs to disperse. • 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. Furthermore, no positive class survey licence returns or District Level Licencing (DLL) historic survey data (2017 – 2019) were 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, and a review of the MAGIC.gov.uk database indicates the presence of no ponds within 500m. <u>Terrestrial habitat suitability:</u> The site provides some suitable terrestrial habitat for amphibians (i.e. woodland, grassland, scrub, and shrubbery). However, given that GCN exist in metapopulations that utilise multiple terrestrially connected ponds within 500m, an absence of connecting ponds is likely to indicate an absence of GCN from the site, which significantly reduces the likelihood of GCN occurrence on-site during their terrestrial phase. There is a higher likelihood of common amphibian occurrence, as amphibians such as common toads have better mobility compared to newts and can travel further distances (including over suboptimal habitat).
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore, impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	No further surveys are required. However, the precautionary working method adopted for reptiles, will also benefit common amphibians. 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 using rubble and logs. 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. Furthermore, no evidence of foraging badgers was noted within the development area. However, the site is considered suitable for badger sett excavation and foraging habitat.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	Basic precautionary mitigation during works is recommended: - 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 onto 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 within 30m of the works area, works must cease, and advice must be sought from a suitably qualified ecologist. <u>Suggested biodiversity enhancements:</u> The site could be enhanced for badgers by planting bramble and damson <i>Prunus domestica subsp. insititia</i>, as well as planting fruit-bearing trees to increase foraging opportunities 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 woodland, grassland, scrub, and shrubbery on-site provide foraging and refuge opportunities for hedgehogs.
<i>Foreseen Impacts</i>	Small areas of grassland, scrub, and shrubs will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to the presence of more extensive habitat locally. However, construction activities may result in the death or injury of hedgehogs, if present.
<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 and species-rich grassland 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

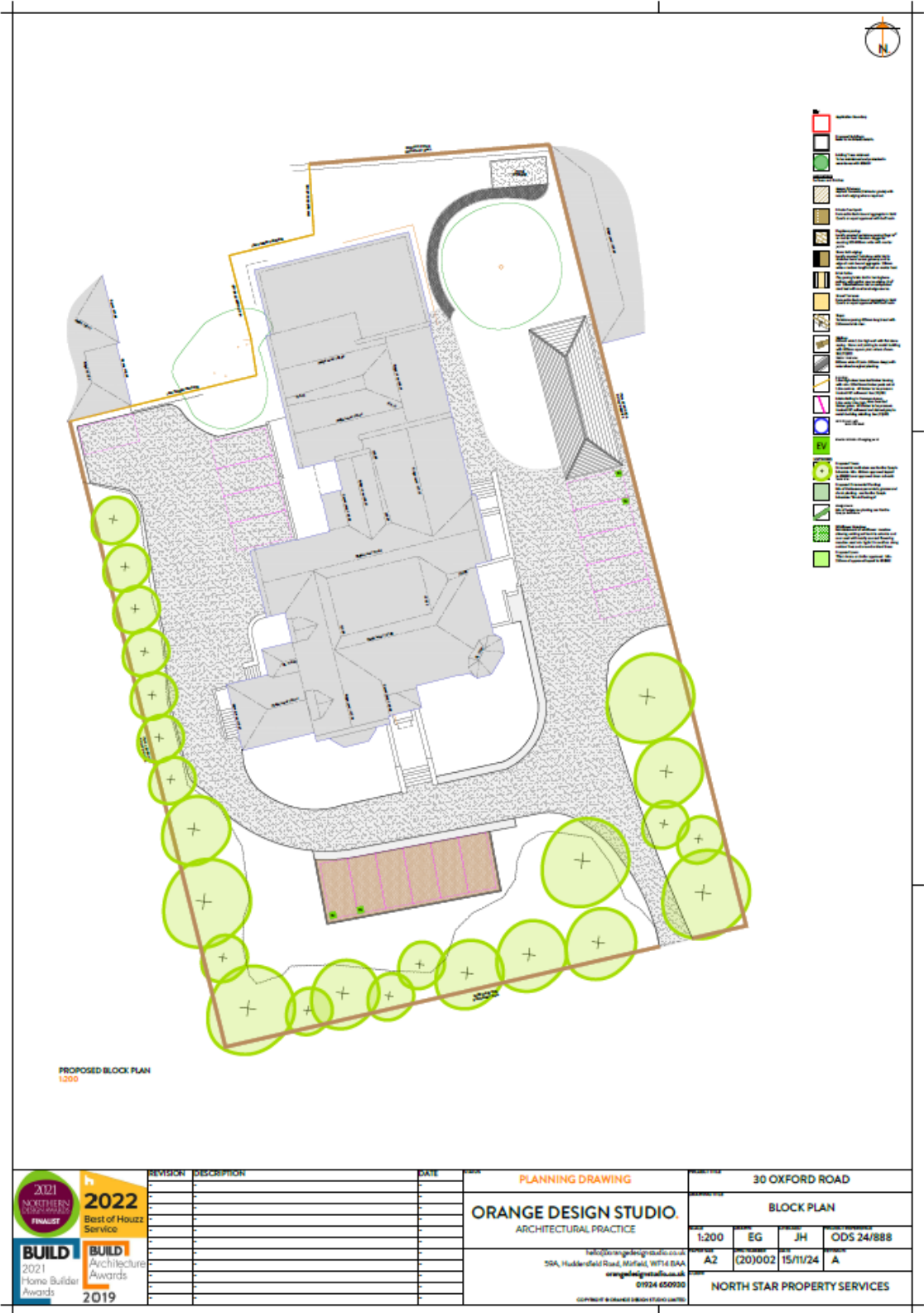


Appendix 2: PRA map

Appendix 3: Location map



Appendix 4: Proposed plan



Appendix 5: Habitat Photos

Other developed land	
Photograph	Description
	Figure 1: On-site hardstanding – facing south.
Bramble scrub	
Photograph	Description
	Figure 2: On-site bramble scrub – north of site.

Introduced shrubs	
Photograph	Description
	Figure 3: On-site introduced shrubs – centrally of site.
Artificial unvegetated, unsealed surface	
Photograph	Description
	Figure 4: On-site gravel bed – centrally of site.

Other neutral grassland	
Photograph	Description
	Figure 5: On-site grassland – south of site.
Other broadleaved woodland	
Photograph	Description
	Figure 6: On-site woodland along the east site boundary.

Scattered trees	
Photograph	Description
	Figure 7: On-site scattered trees – north of site.
Built linear features	
Photograph	Description
	Figure 8: On-site mortared wall along the west site boundary.

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