

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Hijaz Manor, Watling Street, Nuneaton, CV11 6BE

Client:

Jamia Estates Development Ltd

Survey date:

22nd July 2025

Project:

This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council. The proposal is described as:

Part demolition and erection of a toilet block, veranda, pergola, and residential facilities including a gym, a pantry, a kitchen/living area and a hallway

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.

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 SP 39202 94503 and has an area of approximately 0.1ha. The site comprises flat roof buildings at the rear of the adjoining manor house and mosque in the wider site ownership, with an area of hardstanding overgrown with ruderals and bramble. It is situated within the private estate of Hijaz Manor, to the west of Hinckley and northeast of Nuneaton. There are multiple buildings within the site as well as pond to the north, woodland to the northeast and grassland to the southeast. The site also includes a cemetery to the west. Aerial imagery shows the local landscape to have agricultural character, with scattered patches of woodland, the A5 ~830m to the south and what appears to be a fishery ~330m to the south. Water bodies can be found nearby with multiple scattered ponds in the area as well as the Ashby-de-la-Zouch Canal ~680m to the east. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.					
Survey Details					
The site survey was undertaken by Georgia Knight BSc (Hons), Consultant Ecologist (Accredited Agent on Bat Licence: 2019-41480-CLS-CLS and GCN licence: 2019-41392-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
22/07/2025	21	62	80	0	None
Executive Summary					
Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain. Roosting habitat [Buildings] B1: The proposed development will result in the extension and reconfiguration of these buildings (B1a, B1b & B1c). This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Three bat emergence/re-entry surveys are required on B1a, B1b and B1c during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Nesting birds - Buildings/trees Any building and vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the 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. Great crested newts					

Environmental DNA (eDNA) surveys will be required of any ponds within 100m of the site (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014).

The surveys are likely to be required before planning permission can be granted.

Precautionary working methods are recommended for reptiles, badgers and hedgehogs during works.

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.

Biological records data is required to facilitate a full assessment. To date, Arbtech has not been commissioned to obtain the data. Biological records can be acquired at a later date and will be necessary for any subsequent license application to Natural England. This will be determined following the results of the further surveys recommended in this report.

There were no specific limitations to the survey.

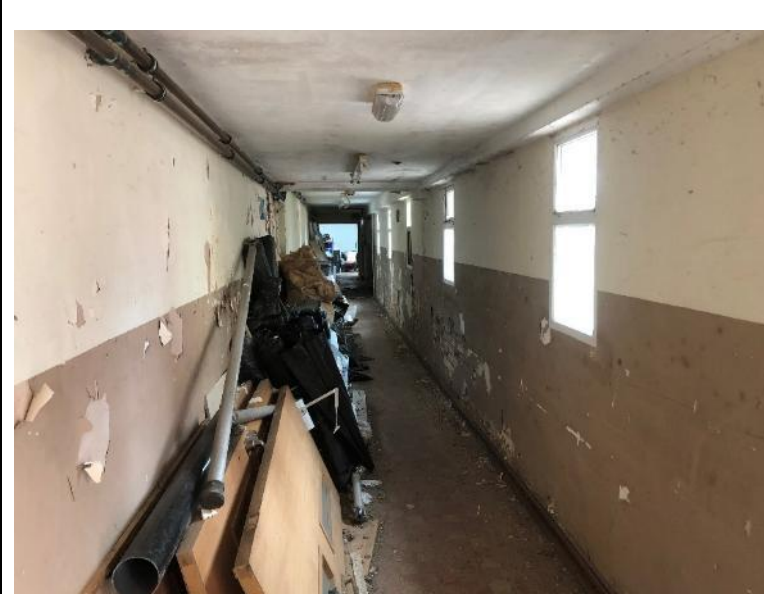
Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section.
Conclusion, Impact or Recommendations	This table may include further work you will need to commission (if any) to obtain planning permission 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.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).	
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings	On-site habitat descriptions u1b – Developed land/sealed surface [10 scattered scrub] The site comprises an area of hardstanding tarmac to the south that forms a courtyard between the buildings on site. There is a further area of hardstanding to the northeast of the site with rubble and debris present. There is scattered scrub that has grown over the boundary of the existing hardstanding at the northeast of the site. This is dominated by bramble with multiple goat willow, grey willow, ash, oak and silver birch saplings present that have grown through the concrete. Saplings in this area measure below 7cm and are therefore not included as small trees, where the minimum dbh is >7cm. Ruderal species in this area include common nettle, herb robert, nipplewort, autumn hawkbit, Yorkshire fog, selfheal, feathermoss sp., wood avens, bristly oxtongue, creeping thistle, common sorrel and common fleabane. u1b5 – Buildings There is one building within the development boundary that is divided into multiple sections (B1a), and is adjoined to multiple further sections, a gym to the east (B1b), a disused swimming pool to the north (B1c) and the manor house to the southwest. Local notable habitats The site itself 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, there are multiple patches of lowland mixed deciduous woodland (LMDW) which is classed as a priority habitat in close proximity to the site. The closest is located within the wider site ownership ~90m north, ~300m east, ~230m south and ~260m southwest. Habitats within the development site are common and widespread and have low ecological value, with no trees that could be functionally linked to these areas of woodland. There is one further notable habitat present within 2km which is traditional orchard located ~1.9km to the west.
Foreseen Impacts	On-site habitats The proposed development will result in the loss of scrub. This could result in a net loss in biodiversity at the site. Notable habitats

	No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to LMDW, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
<i>Recommendations</i>	On-site habitats None required. Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby deciduous woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site. The site lies within the impact risk zone for Ensor's Pool Site of Special Scientific Interest (SSSI). Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Leicestershire and Rutland Environmental Records Centre.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory designated sites 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 Ensor's Pool SSSI. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory designated sites

	None required.												
Invasive / Non-native species													
Summary of Survey Findings	No problematic invasive and non-native species were recorded on site.												
Foreseen Impacts	None foreseen.												
Recommendations	No further surveys but remain vigilant.												
Invertebrates													
Summary of Survey Findings	Habitat suitability The small area of scrub with saplings on site 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	The area of scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.												
Recommendations	No further surveys. Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new extension would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. 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	EPSL data 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 roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of 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>EPSM2011-3892</td><td>Brown long-eared bat, common pipistrelle and natterer's myotis</td><td>~1.4km northeast</td><td>Destruction of a resting place and impact and destruction of a breeding site</td></tr><tr><td>2016-25946-EPS-MIT-1 (-2)</td><td>Brown long-eared bat and common pipistrelle</td><td>~1.6km northeast</td><td>Destruction of a resting place and impact and destruction of a breeding site</td></tr></table> Foraging and commuting habitat Habitats recorded on site are assessed to provide limited foraging and commuting opportunities for bats in the form of hardstanding and buildings with an area of scrub. The scrub is likely to provide micro-climatic conditions that support invertebrates that will in turn provide	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2011-3892	Brown long-eared bat, common pipistrelle and natterer's myotis	~1.4km northeast	Destruction of a resting place and impact and destruction of a breeding site	2016-25946-EPS-MIT-1 (-2)	Brown long-eared bat and common pipistrelle	~1.6km northeast	Destruction of a resting place and impact and destruction of a breeding site
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	foraging opportunities for local bat populations. Habitats immediately surrounding the site provide optimal foraging and commuting opportunities for bats with scattered ponds, areas of deciduous and woodland and the canal further to the east. Features such as the canal and the boundary hedgerows around the agricultural fields provide a linear feature for bats to use to commute to the site from roosts in the wider landscape. Roosting habitat Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building on site (B1) that is divided into multiple sections that are joined internally and externally. Only B1a and any adjoining sections (B1b and B1c) were surveyed as these will be impacted by the proposed development.
<i>B1a Building description</i>	<i>Photographs</i>
<i>Summary</i> B1a is the main flat roof building at the centre of the site, with further single and two storey flat roof sections and a small, pitched roof section to the west, that is adjoined to the manor house to the south. B1a is connected to B1b to the eastern end and B1c to the north. B1a is a confirmed roost due to ~50 droppings that were found scattered within the length of the building, as well as multiple access points that bats could use to access the interior space and feeding remains found at the western end of the internal corridor.	

Feature	Material s	Condition/description/suitability	Photograph(s)
Walls	Brick	The brickwork of B1a appears to be in good condition, including the tall chimney at the west, with no missing mortar or areas of damage except for one area on the southern elevation where a previous doorway has been blocked with mdf panels. There are no features for bats to utilise on the brickwork of the building,	
Roof, eaves	Bitumen roof, wooden eaves	The building largely comprises a flat roof clad in bitumen. This appears to be in good condition apart from one corner on the southern elevation where there is a damage that could allow bats to access the subspace of the roof, although this is suboptimal due to the lack of a flat surface for bats to land on to crawl into this feature. The small, pitched roof area at the western end of B1a looks to be in poor condition, with recent roof repairs and roof lining exposed to the elements. This could allow bats to access the interior space of the building.	

Window/doors frames and lintels	uPVC and wooden	There are multiple uPVC windows and wooden doors across B1a. The doors appear to be in good condition, with no gaps or cracks around the frames and no means of access for bats. Most of the windows looks to be in good condition, although they appear to always be left open, with some damage to the glass on the windows on the northern elevation that could allow access to the interior for roosting bats.	
Internal voids	N/A	There are no internal voids within B1a, although the building interior is used for storage and is not used regularly. There are multiple interior walls and doors within, with connectivity throughout and into the adjacent buildings B1b and B1c. Approximately 50 droppings were found scattered throughout the main corridor of B1a, as well as within rooms off the main corridor to the west and north. Further, approximately 20 <i>Lepidoptera sp.</i> wings were located at the western end of the building, including yellow underwing moth, suggesting a potential feeding perch.	

			
B1b Building description			Photographs
<i>Summary</i> B1b is located at the southeastern end of B1a. Although this is outside the development boundary, there is connectivity within the buildings B1a and B1b. It is a large open gym space that is currently used for storage. It has a metal flat roof with modern wooden beams throughout and exposed brickwork with fascia around the building externally. This fascia is lifted in places which could provide roosting opportunities for crevice dwelling bats. The brickwork appears to be in good condition, with no features for bats to utilise. B1b is a confirmed roost due to ~100 droppings scattered around the interior of B1b and on items stored within. These droppings look morphologically similar to those of a brown long-eared bat.			



B1c Building description

Summary

B1c is a flat roof building outside the development boundary, to the north of B1a. It houses an old swimming pool that is now used for storage, as shown opposite.

Most of the windows are boarded up with the exception of one which lets light into the interior. The door at the eastern end is damaged, with gaps around the frames that could allow access into the building, as well as a crack in the brickwork and gaps around the vents that could allow bats to roost. No other features were identified to provide suitable roosting opportunities for bats.

The northern exterior of the building was largely covered by vegetation, therefore some suitable roosting features may have been missed, if present.

B1c is a confirmed roost due to ~50 droppings and feeding remains found within the building, largely located at the eastern end of the building, with multiple access points for bats to use.

Photographs



			
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] B1: The proposed development will result in the extension and reconfiguration of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Foraging and commuting habitat 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 will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.		
<i>Recommendations</i>	Roosting habitat [Buildings] Three bat emergence/re-entry surveys are required on B1a, B1b and B1c during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA).		

	Seven surveyors with additional unmanned cameras are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). An EPSL application to Natural England will be required. The EPSL application requires that all 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. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during 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. Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings Bird remains along with several nests were identified throughout B1, including a deceased fledgling within B1a and swallows nest cups within B1c. Trees and vegetation No bird nests were identified within the scrub and saplings on-site, however they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds 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>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls

	None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any building and vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the 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. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on buildings or mature trees within the wider site ownership or on the new extension will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or 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	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Habitats recorded on site are assessed to provide limited foraging, commuting, basking and refuge opportunities for reptiles. The small area of scrub may provide elevated value for reptiles as it can provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the site is dominated by buildings and hardstanding of limited value to

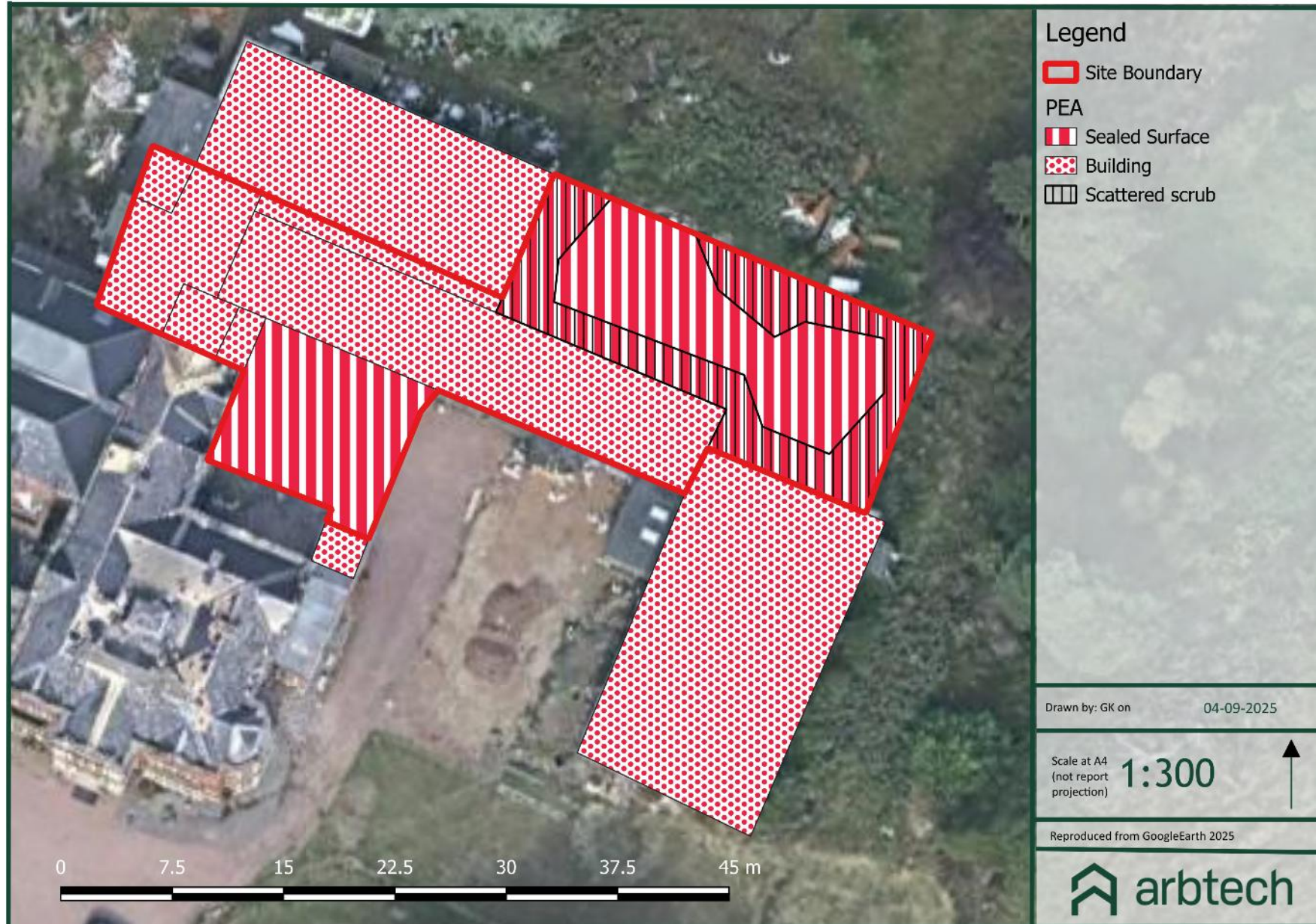
	reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. The site has good connectivity to further suitable reptile habitat in the wider landscape via rank grassland and scrub. The presence of reptiles on site cannot be discounted, albeit likely limited to low numbers within peripheral scrub.
<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.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • 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. • If any reptiles 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. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned one granted EPSL record for great crested newts within 2km of the site. This is 2017-28084-EPS-AD2 (-1, -2, -3 & -4) located ~1.4km to the southwest, on the far side of the A5 for the damage and destruction of a resting place and breeding site. The MAGIC database also returned evidence indicating the presence of great crested newts resulting from historic pond surveys undertaken in 2019. This record is located 1.5km northeast. Further, there are 4 class license returns within 2km, the closest of which is located ~1km northeast. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton <i>et al.</i> 2001). As such, the great crested newt metapopulations known to be present 1km northeast, 1.4km southwest and 1.5km northeast are not suitably connected to the site. Aquatic habitat suitability (including ponds within 500m) There are no ponds within the development site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of seven ponds within 500m; the closest pond (P1) is located ~80m north, with two further ponds located ~200m east (P2) and ~210m southeast (P3) which all appear to be within the wider site ownership. The additional ponds are located ~210m west (P4), ~420m west (P5), ~310m south

	(P6) and ~380m northwest (P7). P6 is located within the fishery to the south, although it is unclear if this is currently in use. All of these ponds have functional connectivity to the site, although suboptimal due to the intensively managed agricultural land that separates them from the site. A pond map showing approximate pond locations is provided in Appendix 1. Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and buildings offer sub-optimal habitat for terrestrial amphibians. There is suitable terrestrial habitat across the wider landscape, although this appears to be intensively managed for agriculture, which could reduce amphibians from migrating across this area. The scattered areas of woodland may provide some refuge for amphibians.																								
Foreseen Impacts	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 0.016ha of grassland. If great crested newts are present within the pond ~80m to the north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Amber risk score, which states: Offence Likely (see below). <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.3</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.3</td></tr><tr><td colspan="2">Rapid risk assessment result:</td><td>AMBER: OFFENCE LIKELY</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.3	Land 100-250m from any breeding pond(s)	No effect	0	Land >250m from any breeding pond(s)	No effect	0	Individual great crested newts	No effect	0	Maximum:		0.3	Rapid risk assessment result:		AMBER: OFFENCE LIKELY
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score																							
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Land >250m from any breeding pond(s)	No effect	0																							
Individual great crested newts	No effect	0																							
Maximum:		0.3																							
Rapid risk assessment result:		AMBER: OFFENCE LIKELY																							
Recommendations	Environmental DNA (eDNA) surveys will be required of any ponds within 100m of the site (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014). The surveys are likely to be required before planning permission can be granted. Suggested biodiversity enhancements The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum																								
Badger																									
Summary of Survey Findings	Habitat suitability No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area and the site is unsuitable for sett excavation. However, the site was considered suitable for foraging habitat.																								

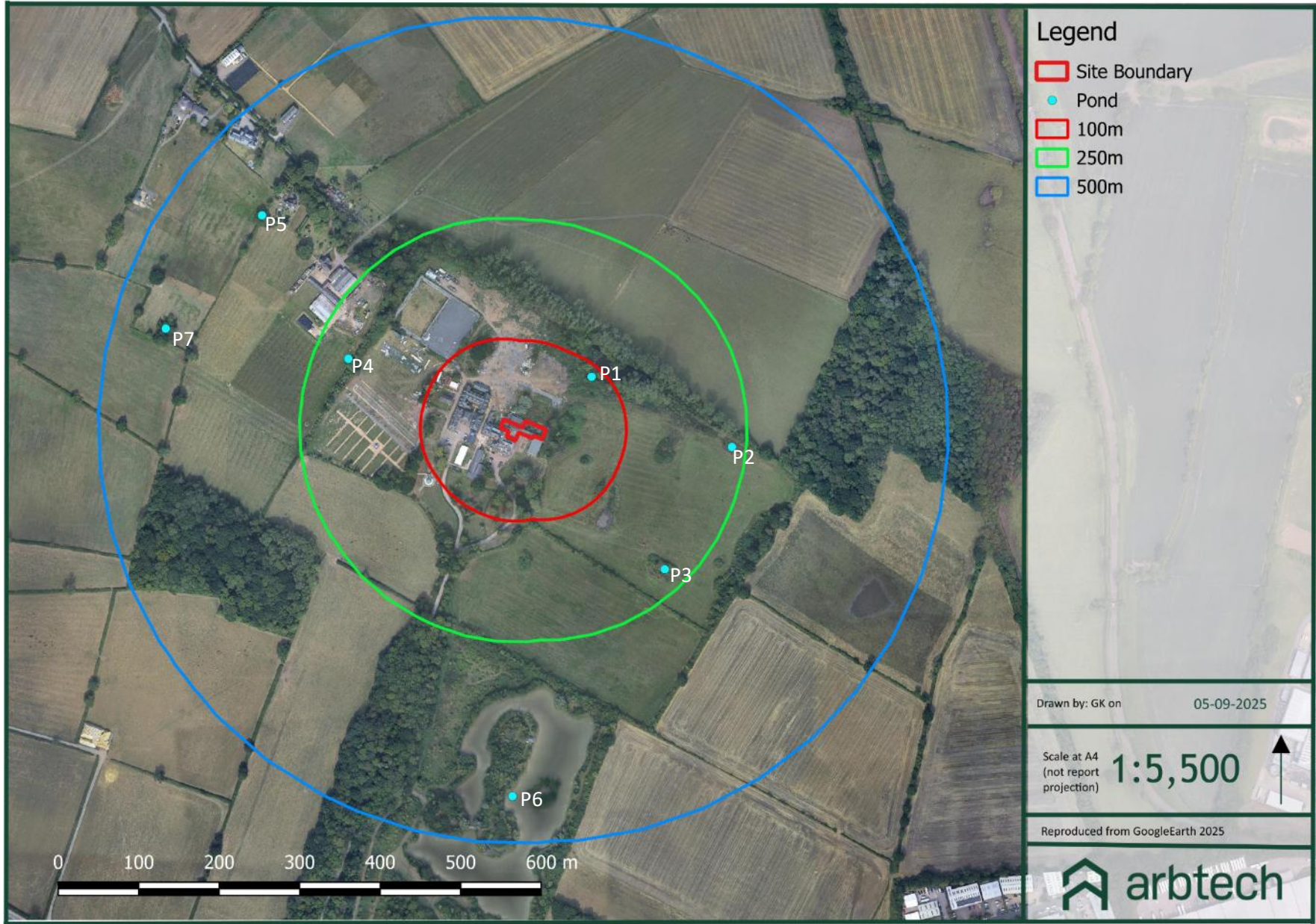
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<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: • 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. Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. Habitat suitability There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance therefore no risks are anticipated to riparian species.
<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>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.

Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Habitat Suitability The scrub onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
<i>Foreseen Impacts</i>	Scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could 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. Suggested biodiversity enhancements 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.

Appendix 1a: Survey/Habitat map



Appendix 1b: Pond map



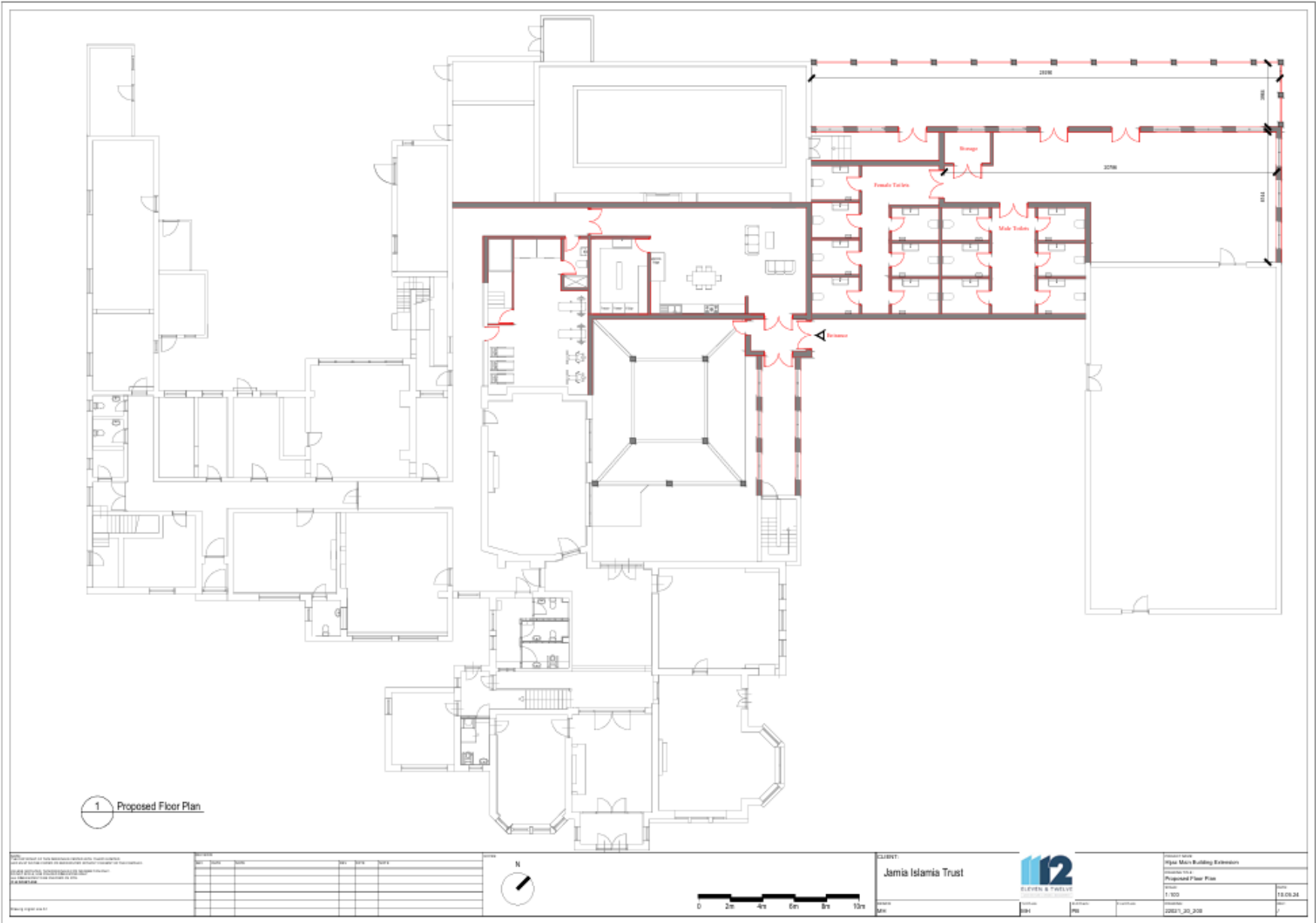
Appendix 1c: PRA map



Appendix 2: Location map



Appendix 3: Proposed plan





Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Interior of B1a
	Figure 2: Interior corridor of B1a with location of feeding remains highlighted



Figure 3: Interior room of B1a



Figure 4: Open and damaged windows on northern elevation of B1a



Figure 5: Interior ceiling of B1c



Figure 6: Eastern elevation of B1c

Developed land; sealed surface	
Photograph	Description
	Figure 7: Hardstanding at the south of the site
	Figure 8: Hardstanding at the north of the site, with scattered scrub

	Figure 9: Hardstanding with debris as the north of the site
Scattered scrub	
Photograph	Description
	Figure 10: Scattered scrub grown over the hardstanding at the north of the site



Figure 11: Scattered scrub at the north of the site



Figure 12: Scattered bramble scrub at the north of B1b

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Version control			
Status	Issue	Name	Date
Final	1.0	Georgia Knight BSc (Hons), Consultant Ecologist	04/09/2025