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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Odstone Hall, Hall Lane, Odstone, Nuneaton, CV13 0QS

Client:

Ed De Lisle

Survey date:

24th November 2025

Project:

This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council. The proposal is described as: The construction of two single-storey buildings and associated hardstanding on site.

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 SK 39083 07677 and has an area of approximately 0.73ha.

The site comprises of one dwelling (B1) associated outbuildings (B2, B3, B4 & B5), stables (B6), tennis court and a vegetated garden with scattered trees. It is situated within the hamlet of Odstone in Leicestershire. There are scattered trees within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have an agricultural character. Tributaries of the River Sence run ~0.34km to the north and ~0.3km to the south of the site and the Ashby Canal runs ~1.5km to the southwest. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.

Survey Details

The site survey was undertaken by Jessica Orr BSc (Hons) Graduate Ecologist.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
24/11/2025	6.0	96	70	8	Drizzle

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.

The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey.

Validity

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.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**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.**
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 **(***UKHab codes used)*	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 contains native hedgerows and scattered 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. Notable habitats are present within 2km. **On-site habitat descriptions** **u1b** – Developed land/sealed surface There is an area of hardstanding surrounding the main dwelling (B1) and the swimming pool. There is also a tennis court with a concrete path leading up to the tennis court. **u1 -** Built-up areas and gardens [vegetated garden 828, introduced shrubs 847] The majority of the site is a vegetated garden, which comprises of a modified grass lawn, fruit tree saplings and introduced shrubs. The grass lawn has a short homogenous sward (~3cm), which is subject to frequent management. Species include: **D:** Perennial Ryegrass (*Lolium perenne*) **F:** White Clover (*Trifolium repens*), Lesser clubmoss (*Selaginella selaginoides*) **O:** Common nettle (*Urtica dioica*), Dandelion (*Taraxacum agg.*), Creeping buttercup (*Ranunculus repens*), Creeping thistle (*Cirsium arvense*) **R:** Rhododendron (*Rhododendron ponticum)*, Apple (*Malus domestica*) **u1b5** – Buildings There are six buildings on site; the main dwelling (B1), associated outbuildings (B2, B3, B4, B5) and the stables to the west of the site (B6). **u1c** - Artificial unvegetated, unsealed surface There is a gravel driveway from the entrance gate in the east to the front of B1 to provide access and parking and another small, gravelled area to the south of the swimming pool.

h2a – Native Hedgerow

Hedgerow 1- A section of native hedgerow runs along the western site boundary next to the tennis courts (approximately 64m length x 2m height x 2m wide). The hedgerow had no canopy gaps (<0.5m canopy to base gap) and no invasive species. Species composition included hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), bramble (*Rubus fruticosus*) and common nettle (*Urtica dioica*). The hedgerow is surrounded by modified grassland on both sides.
Hedgerow 1 is assessed to be in **Moderate** condition, passing 5 of 8 criteria (failing C1, C2 and D2).

Hedgerow 2- A section of native hedgerow runs along the southern site boundary (approximately 34m length x 1.5m height x 2m wide). The hedgerow had no canopy gaps (<0.5m canopy to base gap) and no invasive species. Species composition included holly (*Ilex aquifolium*), field maple (*Acer campestre*) and bramble (*Rubus fruticosus*).
Hedgerow 2 is assessed to be in **Moderate** condition, passing 5 of 8 criteria (failing C1, C2 and D2).

h2b – Non-native and ornamental hedgerow

Sections of non-native hedgerow run along the northern (H3) and southern site boundaries (H4). Species composition was dominated by Lawson cypress (*Chamaecyparis lawsoniana*).

r1g – Other standing water [ornamental pond]

There are no ponds on site, however there is a fountain in the centre of the modified grass lawn. The fountain has tall concrete sides, which are likely to obstruct amphibians from accessing it.

Fountain condition assessment:

a) The water is of good quality with clear water.
b) The fountain is surrounded by modified grassland, which is mowed to a short sward.
c) Less than 10% of the water surface is covered with duckweed.
d) The fountain is not artificially connected to other waterbodies.
e) The fountain has pumps/ pipework to maintain water levels.
f) There are no invasive species present.
g) The fountain is not artificially stocked with fish.
h) Emergent, submerged or floating plants cover >50% of the fountain.
i) The fountain is not shaded by adjacent trees or shrubs.

Score: **Moderate** passes 7 of 9 criteria.

Scattered trees 32

There are 51 scattered trees on site, which are detailed below:

Tree ID	Species	Size
GOT1 (Group of trees 1)	**D**: Holly (*Ilex aquifolium*)	6 x small

	O: Yew (*Taxus Baccata*), Ash (*Fraxinus excelsior*)	2 x medium	
GOT2 (Group of trees 2)	**D:** Lawson Cypress (*Chamaecyparis lawsoniana)* **O:** Holly (*Ilex aquifolium*), Yew (*Taxus Baccata*), Ash (*Fraxinus excelsior*)	10 x small 2 x medium	
GOT3 (Group of trees 3)	**D**: Holly (*Ilex aquifolium*) **O**: Yew (*Taxus Baccata*), Caucasian Fir (*Abies nordmanniana*)	4 x small 2 x medium	
GOT4 (Group of trees 4)	**F:** Field Maple (*Acer campestre*) **O:** Yew (*Taxus Baccata*), Holly (*Ilex aquifolium*), Magnolia (*Magnolia sp.*)	2 x small 3 x medium	
T1	Lawson Cypress (*Chamaecyparis lawsoniana)*	Small	
T2	Oak (Quercus robur)	Medium	
T3 – T4	Field maple (*Acer campestre*)	Small	
T5	Lawson Cypress (*Chamaecyparis lawsoniana)*	Small	
T6	Beech (Fagus sylvatica)	Small	
T7	Field maple (*Acer campestre*)	Small	
T8	Beech (Fagus sylvatica)	Small	
T9	Field maple (*Acer campestre*)	Small	

T10	Holly (*Ilex aquifolium*)	Small
T11	Giant Redwood (*Sequoiadendron giganteum)*	Large
T12 - T13	Ash (*Fraxinus excelsior*)	Medium
T14	Beech (Fagus sylvatica)	Small
T15	Cherry (Prunus sp.)	Small
T16	Oak (Quercus robur)	Small
T17	Cherry (Prunus sp.)	Small
T18	Field maple (*Acer campestre*)	Small
T19	Pine (*Pinus sp.*)	Small
T20 – T21	Field maple (*Acer campestre*)	Medium

Scattered trees condition assessment

a) The majority of the trees are a native species.
b) These are individual trees and as such pass this criterion.
c) More than half of the trees are mature.
d) There is no evidence of adverse impact of tree health by human activities. The trees retain >75% of their expected canopy.
e) Natural ecological niches are not present on most trees.
f) >20% of the tree canopy is oversailing vegetation beneath.

Score: **Good** – Passes 5 of 6 criteria.

Local notable habitats

There are no priority habitats within or immediately adjacent to the site. The nearest priority habitat is deciduous woodland which is located ~0.6km to the north of the site, as detailed in Table 1 below.

Table 1: Priority habitats within 2km of site.

Priority Habitat	Distance from Site (approx.)

	Deciduous woodland	Several small parcels in all directions, the closest being ~0.6km north of the site and several larger parcels to the southwest.
	Traditional orchard	Two small parcels, the closest is located ~0.9km south of the site.
	Lowland Fens	One parcel located ~1.5km northwest of the site.
	Lowland Meadows	Two parcels to the northwest, the closest being ~1.1km northwest of the site.
Foreseen Impacts	**On-site habitats** The proposed development will result in the loss of a small area of vegetated garden and ~15m of native hedgerow. This will result in a net loss in biodiversity at the site. **Notable habitats** 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.	
Recommendations	**On-site 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). To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • The creation of a new native hedgerow within the site ownership boundary. **Notable habitats** None required. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and comes 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.	
Locality and Designated Sites		
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)**	

<table>
<tr><td></td><td>There are 2 statutory sites within 2km of the site, as detailed below:

Table 2: Statutory designated sites within 2km of the site
<table>
<tr><th>Designated Site Name</th><th>Distance from Site (approx.)</th><th>Reasons for Notification</th></tr>
<tr><td>Newton Burgoland Marshes SSSI</td><td>~1.07km northwest</td><td>Newton Burgoland Marshes is an 8.10ha Site of Special Scientific Interest (SSSI) in Northwest Leicestershire. The site includes some of the best remaining examples of neutral alluvial grassland and marsh in Leicestershire and is representative of such habitats in Central and Eastern England.</td></tr>
<tr><td>Ashby Canal SSSI</td><td>~1.57km southwest</td><td>Ashby Canal is a 24.9ha site of special scientific interest (SSSI) in Northwest Leicestershire. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands.</td></tr>
</table>
The site lies within the impact risk zone for both Newton Burgoland Marshes SSSI and Ashby Canal SSSI.

Non-statutory designated sites
The presence of non-statutory designated sites within 2km of the site cannot be established without data from Leicestershire & Rutland Environmental Records Centre.</td></tr>
<tr><td>Foreseen Impacts</td><td>On-site designations
No impacts foreseen.

Statutory and non-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) as well as the urban location of the site with surrounding physical barriers.

The site lies within the impact risk zone for both Newton Burgoland Marshes SSSI and Ashby Canal SSSI. The proposed development type is not listed as a possible high risk for this designation.</td></tr>
<tr><td>Recommendations</td><td>On-site designations
None required.

Statutory and non-statutory designated sites
None required.</td></tr>
</table>

<table>
<tr><th colspan="2">Invasive / Non-native species</th></tr>
<tr><td>Summary of Survey Findings</td><td>Rhododendron was identified on the site, which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.</td></tr>
<tr><td>Foreseen Impacts</td><td>Construction could result in the spread of rhododendron.</td></tr>
<tr><td>Recommendations</td><td>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 WCA (see Appendix 4). 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 must be aided using hand tools to expose the root network in full so the entire shrub and associated roots can be removed.</td></tr>
<tr><th colspan="2">Invertebrates</th></tr>
<tr><td>Summary of Survey Findings</td><td>The habitats present on-site, including lawns, native hedgerow, ornamental hedgerow and scattered 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.</td></tr>
<tr><td>Foreseen Impacts</td><td>Approximately 15m of native hedgerow and a small area of modified grassland 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.</td></tr>
<tr><td>Recommendations</td><td>No further surveys.</td></tr>
<tr><th colspan="2">Bats</th></tr>
<tr><td>Summary of Survey Findings</td><td>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 2 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>2020-50083-EPS-MIT</td><td>Brown long-eared bat, common pipistrelle, daubentons</td><td>~0.66km northwest</td><td>Destruction of a resting place</td></tr>
<tr><td>2015-12031-EPS-MIT</td><td>Brown long-eared bat, common pipistrelle, whiskered bat</td><td>~1.2km north</td><td>Destruction of a resting and a breeding place</td></tr>
</table>

There are no Special Areas of Conservation designated for bats within 10km of the site.</td></tr>
</table>

	Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland, native hedgerow, ornamental hedgerow and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. 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. **Buildings** There is a total of six buildings on site; the main dwelling (B1), associated outbuildings (B2, B3, B4 & B5) and the stables (B6). Only the pool house (B5) was surveyed, as this is the only building that will be impacted by the proposed development. B5 is to be demolished and replaced by a new building. <u>B5:</u> B5 is a timber-clad pool house. The roof is finished with slate tiles, which appear to be in good condition throughout, with no suitable roosting opportunities for bats. The timber cladding is tightly sealed, with no features or damage present. The wooden interior is entirely enclosed, lacking any entry points for bats and contains no loft voids. B5 is assessed to provide **negligible** value for roosting bats. There are 51 scattered trees present within the site boundary; however, these were not subject to a Ground Level Tree Assessment (GLTA) as they are not anticipated to be impacted by the proposed development works.

Foreseen Impacts	**Roosting habitat [Buildings]** Bats are very unlikely to be roosting within B5 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats without mitigation. This may disturb commuting bats.
Recommendations	**Roosting habitat** No further surveys required. 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. **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: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** The installation of one bat box at the site will provide additional roosting habitat for bats. The box will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
Summary of Survey Findings	No evidence of nesting birds was found on site during the surveys; however, birds could use the scattered trees, native hedgerow and ornamental hedgerow for nesting.
Foreseen Impacts	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	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. **Suggested biodiversity enhancements** The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. 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.
Reptiles	

Summary of Survey Findings	**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 foraging, commuting, basking and refuge opportunities for reptiles in the form of native hedgerows, ornamental hedgerows and scattered trees. It is noted that the management of the grass lawns on site, which are retained to a short sward length, result in the garden area being suboptimal for reptiles due to an absence of refuge opportunities. The site is also enclosed by other residential dwellings and agricultural land, which are likely to significantly limit dispersal opportunities onto the site for reptiles. However, the hedgerows on site extend beyond the site into the wider landscape, therefore may provide foraging and commuting opportunities for a limited number of reptiles. The presence of reptiles on site cannot be discounted, albeit likely limited to low numbers within the hedgerows.
Foreseen Impacts	A small area of vegetated garden and ~15m of native hedgerow will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
Recommendations	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 advise 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	
Summary of Survey Findings	**EPSL and survey data** A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. **Aquatic habitat suitability (including ponds within 500m)**

<table>
<tr><td></td><td>Great crested newts (GCN) 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 et al. 2001).

There are no ponds on the site, however there is a fountain located in the middle of the modified grass lawn. The fountain is considered unsuitable for amphibians given the steep concrete sides, which will prevent access. A review of aerial imagery (MAGIC and OS Maps) indicates the presence of 3 ponds within 500m; the ponds are located ~0.37km southeast, ~0.40km southeast and ~0.47km northwest of the site. All three ponds are located on the far side of the River Sense and are separated from the site by highly managed agricultural land. These landscape features are likely to represent a significant barrier to dispersal due fast flowing water and a lack of refuge opportunities within the agricultural land, which limits the connectivity to the site for great crested newts.

Terrestrial habitat suitability
The native and ornamental hedgerows on site may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.</td></tr>
<tr><td>Foreseen Impacts</td><td>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 0.0178 ha of vegetated garden. If great crested newts are present within the pond ~370m southeast 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 (see Figure 1 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>No effect</td><td>0</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>0.01 - 0.1 ha lost or damaged</td><td>0.001</td></tr>
<tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr>
<tr><td></td><td>Maximum:</td><td>0.001</td></tr>
<tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr>
</table>
</td></tr>
<tr><td>Recommendations</td><td>Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:</td></tr>
</table>

	• A staged approach will be adopted for the hedgerow removal, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians 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 great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. **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	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. However, the site was considered suitable for badger sett excavation and foraging habitat.
Foreseen Impacts	No works will be undertaken within 30m of a badger sett. Native hedgerow (~15m) and an area of lawn 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.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to badger setts, further badger surveys are considered to be disproportionate. 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 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 advise must be sought from a suitably qualified ecologist.

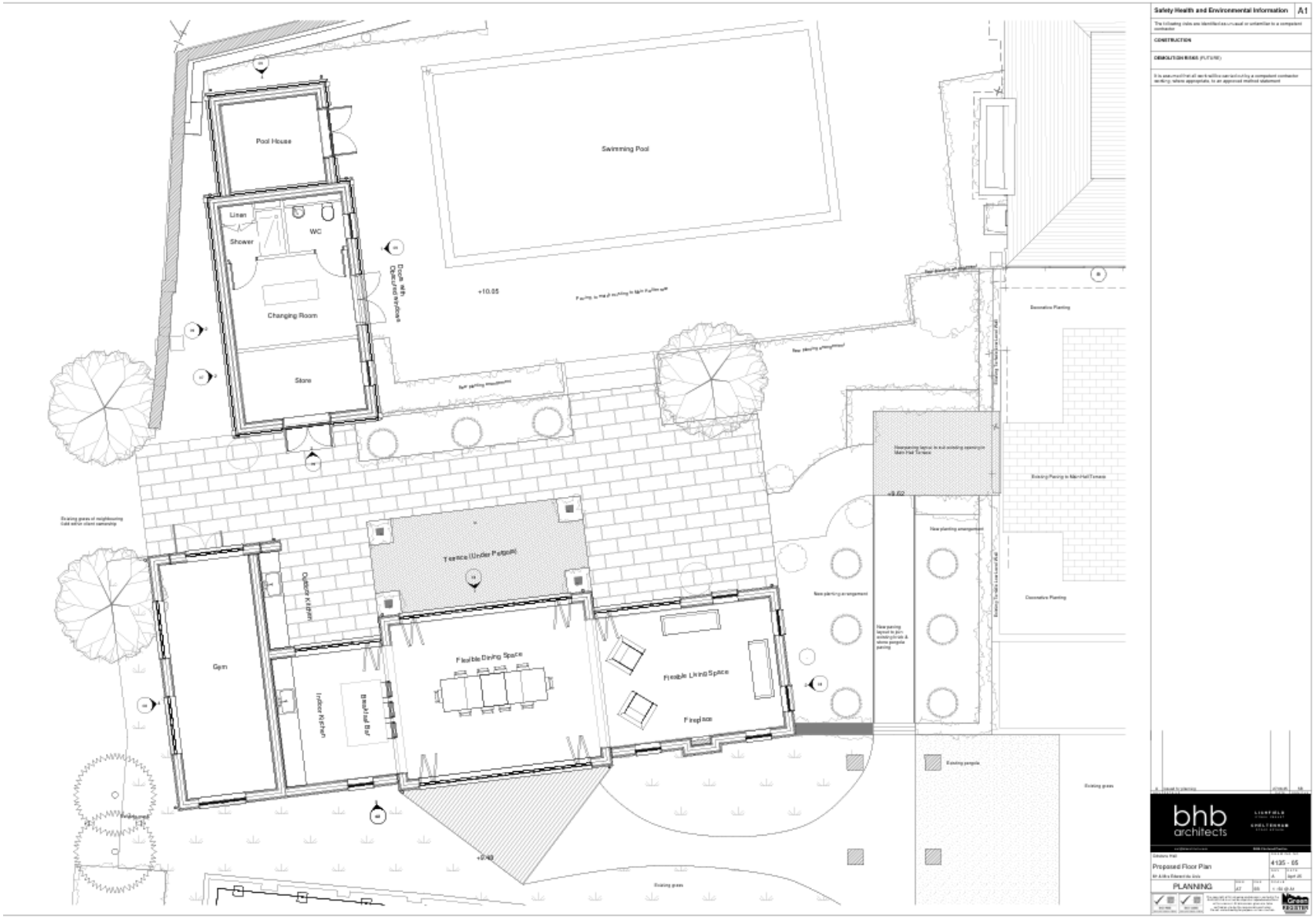
Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There is also no riparian habitats present on site or within an influencing distance.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	**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. Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright *et al.* 1994).
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None required.
Other e.g. hedgehog	
Summary of Survey Findings	The habitats onsite provide suitable foraging and commuting opportunities for hedgehogs in the form of vegetated garden, native hedgerow and ornamental hedgerow, with suitable opportunities in the surrounding landscape.
Foreseen Impacts	A small area of vegetated garden and ~15m of native hedgerow 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.
Recommendations	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: • Creation of brash piles or installation of hedgehog houses in shady areas.

Appendix 1: Survey/Habitat map

Appendix 2: Location map

Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	**Description**
	Figure 1: Main dwelling (B1) on site.
Buildings	
Photograph	**Description**
	Figure 2: Garage on site (B2).
Buildings	

Photograph	Description
	Figure 3: Greenhouse on site (B3).
Buildings	
Photograph	**Description**
	Figure 4: Pool house on site (B5).
Buildings	
Photograph	**Description**

	Figure 5: Slate tile roof of pool house (B5).
Hardstanding	
Photograph	**Description**
	Figure 6: Swimming pool and surrounding hardstanding.
Buildings	
Photograph	**Description**

	Figure 7: Stables on site (B6).
Vegetated Garden	
Photograph	**Description**
	Figure 8: Modified grass lawn on site.

Vegetated Garden	
Photograph	**Description**
	Figure 9: Area of bare ground within the modified grass lawn.
Native hedgerow	
Photograph	**Description**
	Figure 10: Native hedgerow on the southern site boundary (H2).
Native hedgerow	
Photograph	**Description**

	Figure 11: Native hedgerow on the western site boundary (H1), comprising of hawthorn, holly and bramble.
Non-native hedgerow	
Photograph	**Description**
	Figure 12: Non-native hedgerow along the northern site boundary, comprising of Lawson Cypress.
Rhododendron	
Photograph	**Description**

	Figure 13: Rhododendron by the front gate.
Scattered tree	
Photograph	**Description**
	Figure 14: A large, mature giant redwood (T11).
Scattered Trees	
Photograph	**Description**

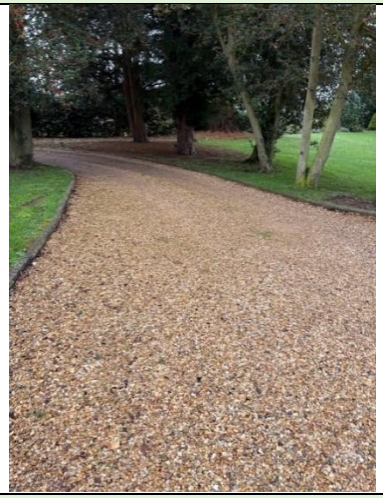
	Figure 15: Scattered trees within the area of modified grassland.
Artificial, unsealed, unvegetated surface	
Photograph	**Description**
	Figure 16: Gravel driveway to provide access to the site.
Sealed surface	
Photograph	**Description**

	Figure 17: Tennis courts to the south of the site.
Fountain	
Photograph	**Description**
	Figure 18: Fountain located in the centre of the modified grass lawn.
Bare ground	
Photograph	**Description**

	Figure 19: Area of bare ground within the vegetated garden.

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Jessica Orr BSc (Hons) Graduate Ecologist	27/11/2025
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