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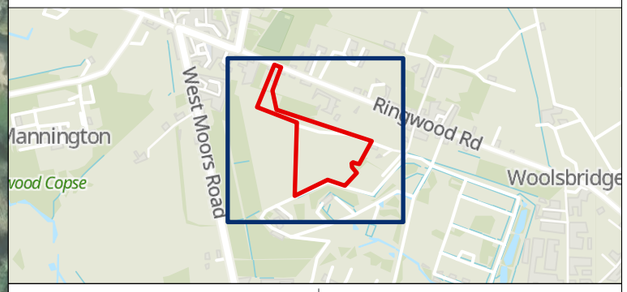
LEGEND

- Site Boundary
- Transect Route

Species

- Common Pipistrelle
- Common Pipistrelle, Soprano Pipistrelle
- Common Pipistrelle, Soprano Pipistrelle, Myotis Species, Serotine



TETRA TECH | rps A TETRA TECH COMPANY

Client	**AR (New Forest) Limited**
Project	**Gundrys Farm, Dorset**
Project No.	**22139**
Title	**Night Time Bat Walkover - Spring**

Drawing No.	Figure No.	Revision	Status
ECO22139-0008-01	4	01	FINAL

Date	Drawn By	Checked By	Revision By
OCT 2025	OW	MM	-

Scale @ A3	Datum
1:2,500	OSGB 1936

U:\AzureEcologyData\EcologyProjects\794-ENV-ECO-22139 Gundrys Farm, Dorset\Tech\ECO22139-0008-01 - NBW Route Spring.aprx - A3 - Landscape

Figure 3.10: Night-time Bat Walkover August results.

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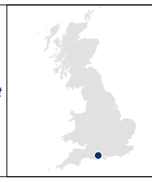
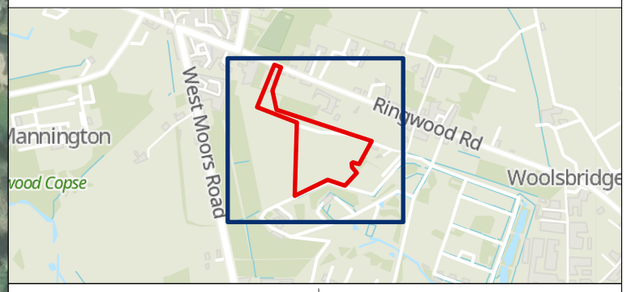


LEGEND

- Site Boundary
- Transect Route

Species

- Common Pipistrelle
- Common Pipistrelle, Serotine, Leisler's
- Long-eared Species
- Noctule



TETRA TECH | rps A TETRA TECH COMPANY

Client	**AR (New Forest) Limited**
Project	**Gundrys Farm, Dorset**
Project No.	**22139**
Title	**Night Time Bat Walkover - Summer**

Drawing No.	Figure No.	Revision	Status
ECO22139-0008-01	5	01	FINAL

Date	Drawn By	Checked By	Revision By
OCT 2025	OW	MM	-

Scale @ A3	Datum
1:2,500	OSGB 1936

U:\AzureEcologyData\EcologyProjects\794-ENV-ECO-22139 Gundrys Farm, Dorset\Tech\ECO22139-0009-01 - NBW Route Summer.aprx - A3 - Landscape

Figure 3.11: Night-time Bat Walkover September results.

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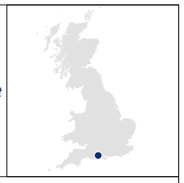
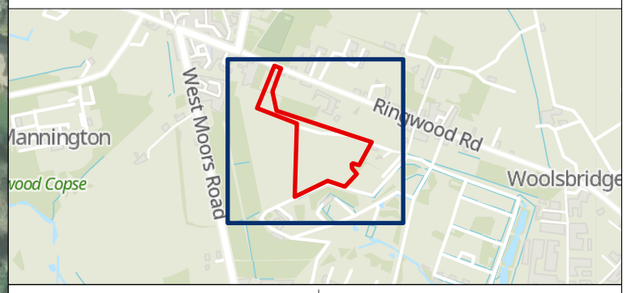


LEGEND

- Site Boundary
- Transect Route

Species

- Common Pipistrelle
- Common Pipistrelle, Soprano Pipistrelle
- Common Pipistrelle, Soprano Pipistrelle, Myotis Species
- Myotis Species
- Myotis Species, Long Eared Species



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Client	**AR (New Forest) Limited**
Project	**Gundrys Farm, Dorset**
Project No.	**22139**
Title	**Night Time Bat Walkover - Autumn**

Drawing No.	Figure No.	Revision	Status
ECO22139-0008-01	6	01	FINAL

Date	Drawn By	Checked By	Revision By
OCT 2025	GNL	MM	-

Scale @ A3	Datum
1:2,500	OSGB 1936

U:\AzureEcologyData\EcologyProjects\794-ENV-ECO-22139 Gundrys Farm, Dorset\Tech\ECO22139-0010-01 - NBW Route Autumn.aprx - A3 - Landscape

Activity Surveys – Static Detectors

3.10.7 **Table 3.7** shows the number of bat echolocation contacts for each species recorded each survey at each static location. **Table 3.8** shows the same data from **Table 3.7** but with the total number of bat recordings divided by the number of nights recording. This gives the average number of bat recordings per night allowing more comparability between recording sessions.

Summary – Static Detectors

3.10.8 The site was assessed as being of moderate suitability for foraging and commuting bats in line with Collins, 2024.

3.10.9 At least nine bat species were identified as a result of static detector surveys, including:

- Common pipistrelle;
- Soprano pipistrelle;
- Noctule;
- Leisler's;
- *Nyctalus* sp.,
- Serotine;
- Long eared sp;
- *Myotis* sp;
- Barbastelle; and
- Greater Horseshoe.

Static 1 – Parcel of trees along the Eastern Boundary of Appeal Site

3.10.10 A total of 1,033 bat passes were recorded along the eastern boundary of the appeal site (Static 1) between June and October 2025.

3.10.11 Common pipistrelle were the most frequently recorded species at this location, with 694 passes in total, accounting for 67.18% of the overall activity.

3.10.12 Soprano pipistrelle were the next most frequently recorded species with a total of 272 passes recorded accounting for 26.33% of the overall activity.

3.10.13 Generally, the other bat species were recorded in comparatively much lower numbers representing the following percentage of the bat assemblage recorded during the June to October automated surveys along the eastern boundary:

- *Myotis* sp. – 2.13% / 22 calls;
- Serotine – 1.55% / 16 calls;
- Leisler's – 1.16% / 12 calls;
- Long-eared species – 0.87% / 9 calls;
- Noctule – 0.48% / 5 calls;
- *Nyctalus* sp - 0.19% / 2 calls; and
- Greater Horseshoe – 0.10% / 1 call.

Static 2 – Treeline along the Southeastern Boundary of Appeal Site

3.10.14 A total of 8,405 bat passes were recorded along the southeastern boundary of the appeal site (Static 2) between May and October 2025.

3.10.15 Common pipistrelle were the most frequently recorded species at this location, with 7,133 passes in total, accounting for 84.87% of the overall activity.

3.10.16 Soprano pipistrelle were the next most frequently recorded species with a total of 603 passes recorded accounting for 7.17% of the overall activity.

3.10.17 Generally, the other bat species were recorded in comparatively much lower numbers representing the following percentage of the bat assemblage recorded during the May to October automated surveys along the southeastern boundary:

- Noctule – 3.49% / 293 calls;
- *Myotis* sp. – 3.68% / 177 calls;
- Serotine – 0.95% / 80 calls;
- Long-eared species – 0.82% / 69 calls;
- Leisler's – 0.37% / 31 calls;
- Barbastelle – 0.14% / 12 calls;
- *Nyctalus* sp - 0.06% / 5 calls; and
- Greater Horseshoe – 0.02% / 2 calls.

Static 3 – Treeline along the Northern Boundary of Appeal Site

3.10.18 A total of 950 bat passes were recorded along the northern boundary of the appeal site (Static 3) between June and October 2025.

3.10.19 Common pipistrelle were the most frequently recorded species at this location, with 561 passes in total, accounting for 59.05% of the overall activity.

3.10.20 Soprano pipistrelle were the next most frequently recorded species with a total of 127 passes recorded accounting for 13.67% of the overall activity.

3.10.21 Generally, the other bat species were recorded in comparatively much lower numbers representing the following percentage of the bat assemblage recorded during the June to October automated surveys along the northern boundary:

- *Myotis* sp. – 9.68% / 92 calls;
- Leisler's – 6.21% / 59 calls;
- Serotine – 5.26% / 50 calls;
- Long-eared species – 4.12% / 39 calls;
- Noctule – 1.05% / 10 calls;
- Barbastelle – 0.84% / 8 calls;
- *Nyctalus* sp - 0.32% / 3 calls; and
- Greater Horseshoe – 0.12% / 1 call.

Static 4 – Treeline Intersecting the Southern end of the Application Site

3.10.22 A total of 3,736 bat passes were recorded along the treeline (T1) that intersects the southern end of the application boundary (Static 4) between May and October 2025.

3.10.23 Common pipistrelle were the most frequently recorded species at this location, with 2362 passes in total, accounting for 63.22% of the overall activity.

3.10.24 *Myotis* sp. were the next most frequently recorded species with a total of 526 passes recorded accounting for 14.08% of the overall activity.

3.10.25 Generally, the other bat species were recorded in comparatively much lower numbers representing the following percentage of the bat assemblage recorded during the May to October automated surveys along the northwestern boundary:

- Soprano pipistrelle – 12.47% / 466 calls;
- Serotine – 5.30% / 198 calls;
- Leisler's – 2.30% / 86 calls;
- Long-eared species – 1.15% / 43 calls;
- Noctule – 1.04% / 39 calls;
- *Nyctalus* sp - 0.27% / 10 calls;
- *Pipistrellus* sp. – 0.08% / 3 calls;
- Barbastelle – 0.08% / 3 calls; and
- Greater Horseshoe – 0.03% / 1 call.

Static 5 – Treeline to the East of B4

3.10.26 A total of 1,982 bat passes were recorded along the treeline of the eastern boundary of the application site (Static 5) between May and September 2025.

3.10.27 Soprano pipistrelle were the most frequently recorded species at this location, with a total of 979 passes recorded accounting for 49.39% of the overall activity.

3.10.28 Common pipistrelle were the next most frequently recorded species with 698 passes in total, accounting for 35.21% of the overall activity.

3.10.29 Generally, the other bat species were recorded in comparatively much lower numbers representing the following percentage of the bat assemblage recorded during the May to September automated surveys along the boundary east of B4:

- Serotine – 4.49% / 89 calls;
- Leisler's – 3.78% / 75 calls;
- Long-eared species – 2.22% / 44 calls;
- *Myotis* sp. – 2.12% / 42 calls;
- Noctule – 1.66% / 33 calls;
- *Nyctalus* sp - 0.50% / 10 calls;
- Barbastelle – 0.50% / 10 calls; and
- *Pipistrellus* sp. – 0.10% / 2 calls.

Table 3.7: Total numbers of bat contacts recorded during static monitoring surveys.

Month	Survey Dates	Recorder	Number of Nights Recording	Position	Figure Reference	Bat Species													
						COP	SOP	NAP	PIP	NOC	NLE	NYC	SER	LEB	MYO	BAR	GHB	NoID	Total
May	02/05/2025-06/05/2025	Static 1	RF	SU 08757 05119	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Static 2	5	SU 08706 05032	2	111	30	-	-	27	5	2	35	10	14	-	-	-	234
		Static 3	RF	SU 08489 05307	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Static 4	5	SU 08350 05355	4	1143	237	-	-	38	38	5	151	12	458	2	-	-	2084
		Static 5	5	SU 08392 05475	5	17	198	-	-	30	2	1	47	1	5	-	-	-	301
June	04/06/2025-08/06/2025	Static 1	5	SU 08757 05119	1	155	29	-	-	2	3	-	-	5	4	-	1	-	199
		Static 2	5	SU 08706 05032	2	409	35	-	-	-	1	-	-	-	9	-	1	-	455
		Static 3	5	SU 08489 05307	3	104	46	-	-	-	3	-	2	3	59	-	-	-	217
		Static 4	5	SU 08350 05355	4	671	130	-	-	-	-	-	4	3	22	-	-	-	830
		Static 5	5	SU 08392 05475	5	6	149	-	-	-	2	-	2	1	-	-	-	-	160
July	21/07/2025-25/07/2025	Static 1	5	SU 08757 05119	1	39	14	-	-	-	-	-	-	-	-	-	-	-	53
	02/07/2025-06/07/2025	Static 2	5	SU 08706 05032	2	2224	90	-	-	2	4	-	24	5	19	-	-	-	2368
		Static 3	5	SU 08489 05307	3	109	15	-	-	-	19	1	19	4	2	-	-	-	169
		Static 4	RF	SU 08350 05355	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	21/07/2025-24/07/2025	Static 5	4	SU 08392 05475	5	422	195	-	-	2	33	8	19	-	9	5	-	-	693

Month	Survey Dates	Recorder	Number of Nights Recording	Position	Figure Reference	Bat Species													
						COP	SOP	NAP	PIP	NOC	NLE	NYC	SER	LEB	MYO	BAR	GHB	NoID	Total
August	08/08/2025-12/08/2025	Static 1	3	SU 08757 05119	1	472	204	-	-	3	9	2	13	4	16	-	-	-	723
		Static 2	5	SU 08706 05032	2	989	97	-	-	264	19	3	19	29	20	1	-	-	1441
		Static 3	5	SU 08489 05307	3	348	66	-	-	10	37	2	29	32	31	8	1	-	564
		Static 4	5	SU 08350 05355	4	266	35	-	-	1	48	4	43	1	18	-	1	-	417
		Static 5	4	SU 08392 05475	5	165	330	-	-	1	37	1	21	29	7	-	-	-	591
September	25/09/2025-29/09/2025	Static 1	5	SU 08757 05119	1	8	10	-	-	-	-	-	-	-	-	-	-	-	18
		Static 2	5	SU 08706 05032	2	2784	344	-	-	-	2	-	2	25	113	11	1	-	3282
		Static 3	RF	SU 08489 05307	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Static 4	5	SU 08350 05355	4	280	63	-	3	-	-	1	-	26	27	-	-	-	400
		Static 5	5	SU 08392 05475	5	88	107	-	2	-	1	-	-	13	21	5	-	-	237
October	21/10/2025-25/10/2025	Static 1	5	SU 08757 05119	1	20	15	-	-	-	-	-	3	-	2	-	-	-	40
		Static 2	5	SU 08706 05032	2	616	7	-	-	-	-	-	-	-	2	-	-	-	625
		Static 3	5	SU 08489 05307	3	-	-	-	-	-	-	-	-	-	-	-	-	-	0
		Static 4	5	SU 08350 05355	4	2	1	-	-	-	-	-	-	1	1	1	-	-	5
		Static 5	RF	SU 08392 05475	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-

RF = Recorder failure COP = Common Pipistrelle, SOP = Soprano Pipistrelle, NAP = Nathusius Pipistrelle, PIP = *Pipistrelle sp.*, NOC = Noctule, NLE = Leisler's bat, NYC = *Nyctalus sp.*, SER = Serotine, LEB = Long-eared bat, MYO = *Myotis sp.,* BAR = Barbastelle Bat, NATT = Natter's Bat; GHB = Greater Horseshoe Bat; NoID = No Identification.

Table 3.8: Average bat contacts recorded per night of recording during static monitoring surveys.

Month	Survey Dates	Recorder	Number of Nights Recording	Position	Figure Reference	Bat Species													
						COP	SOP	NAP	PIP	NOC	NLE	NYC	SER	LEB	MYO	BAR	GHB	NoID	Total
May	02/05/2025-06/05/2025	Static 1	RF	SU 08757 05119	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Static 2	5	SU 08706 05032	2	22.2	6	-	-	5.4	1	0.4	7	2	2.8	-	-	-	46.8
		Static 3	RF	SU 08489 05307	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Static 4	5	SU 08350 05355	4	228.6	47.4	-	-	7.6	7.6	1	30.2	2.4	91.6	0.4	-	-	416.8
		Static 5	5	SU 08392 05475	5	3.4	39.6	-	-	6	0.4	0.2	9.4	0.2	1	-	-	-	60.2
June	04/06/2025-08/06/2025	Static 1	5	SU 08757 05119	1	31	5.8	-	-	0.4	0.6	-	-	1	0.8	-	0.2	-	39.8
		Static 2	5	SU 08706 05032	2	81.8	7	-	-	-	0.2	-	-	-	1.8	-	0.2	-	91
		Static 3	5	SU 08489 05307	3	20.8	9.2	-	-	-	0.6	-	0.4	0.6	11.8	-	-	-	43.4
		Static 4	5	SU 08350 05355	4	134.2	26	-	-	-	-	-	0.8	0.6	4.4	-	-	-	166
		Static 5	5	SU 08392 05475	5	1.2	29.8	-	-	-	0.4	-	0.4	0.2	-	-	-	-	32
July	21/07/2025-25/07/2025	Static 1	5	SU 08757 05119	1	7.8	2.8	-	-	-	-	-	-	-	-	-	-	-	10.6
	02/07/2025-06/07/2025	Static 2	5	SU 08706 05032	2	444.8	18	-	-	0.4	0.8	-	4.8	1	3.8	-	-	-	473.6
		Static 3	5	SU 08489 05307	3	21.8	3	-	-	-	3.8	0.2	3.8	0.8	0.4	-	-	-	33.8
		Static 4	RF	SU 08350 05355	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	21/07/2025-24/07/2025	Static 5	4	SU 08392 05475	5	105.5	48.75	-	-	0.5	8.25	2	4.75	-	2.25	1.25	-	-	173.25

Month	Survey Dates	Recorder	Number of Nights Recording	Position	Figure Reference	Bat Species													
						COP	SOP	NAP	PIP	NOC	NLE	NYC	SER	LEB	MYO	BAR	GHB	NoID	Total
August	08/08/2025-12/08/2025	Static 1	3	SU 08757 05119	1	157.33	68	-	-	1	3	0.67	4.33	1.33	5.33	-	-	-	241
		Static 2	5	SU 08706 05032	2	197.8	19.4	-	-	52.8	3.8	0.6	3.8	5.8	4	0.2	-	-	288.2
		Static 3	5	SU 08489 05307	3	69.6	13.2	-	-	2	7.4	0.4	5.8	6.4	6.2	1.6	0.2	-	112.8
		Static 4	5	SU 08350 05355	4	53.2	7	-	-	0.2	9.6	0.8	8.6	0.2	3.6	-	0.2	-	83.4
		Static 5	4	SU 08392 05475	5	41.25	82.5	-	-	0.25	9.25	0.25	5.25	7.25	1.75	-	-	-	147.75
September	25/09/2025-29/09/2025	Static 1	5	SU 08757 05119	1	1.6	2	-	-	-	-	-	-	-	-	-	-	-	3.6
		Static 2	5	SU 08706 05032	2	556.8	68.8	-	-	-	0.4	-	0.4	5	22.6	2.2	0.2	-	656.4
		Static 3	RF	SU 08489 05307	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Static 4	5	SU 08350 05355	4	56	12.6	-	0.6	-	-	0.2	-	5.2	5.4	-	-	-	80
		Static 5	5	SU 08392 05475	5	17.6	21.4	-	0.4	-	0.2	-	-	2.6	4.2	1	-	-	47.4
October	21/10/2025-25/10/2025	Static 1	5	SU 08757 05119	1	4	3	-	-	-	-	-	0.6	-	0.4	-	-	-	8
		Static 2	5	SU 08706 05032	2	123.2	1.4	-	-	-	-	-	-	-	0.2	-	-	-	125
		Static 3	5	SU 08489 05307	3	-	-	-	-	-	-	-	-	-	-	-	-	-	0
		Static 4	5	SU 08350 05355	4	0.4	0.2	-	-	-	-	-	-	0.2	0.2	0.2	-	-	1
		Static 5	RF	SU 08392 05475	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-

RF = Recorder failure COP = Common Pipistrelle, SOP = Soprano Pipistrelle, NAP = Nathusius Pipistrelle, PIP = *Pipistrelle sp.*, NOC = Noctule, NLE = Leisler's bat, NYC = *Nyctalus sp.*, SER = Serotine, LEB = Long-eared bat, MYO = *Myotis sp.,* BAR = Barbastelle Bat, NATT = Natter's Bat; GHB = Greater Horseshoe Bat; NoID = No Identification.

Summary – NBW and Static Detector

3.10.30 The site was assessed as being of moderate suitability for foraging and commuting bats in line with Collins, 2024.

3.10.31 At least nine species of bat have been recorded using the site for foraging/commuting. Generally, common pipistrelle were the most frequently recorded species, followed by soprano pipistrelle and *myotis* sp. Other species were generally recorded in much lower numbers (noctule, leisler's, serotine, long-eared species, barbastelle and greater horseshoe). Bat activity was found to be high along all periphery areas of the site and are likely to be important for foraging and commuting bats.

3.10.32 At least nine bat species were identified as a result of static detector surveys, including:

- Common pipistrelle;
- Soprano pipistrelle;
- Noctule;
- Leisler's;
- *Nyctalus* sp.,
- Serotine;
- Long eared sp;
- *Myotis* sp;
- Barbastelle; and
- Greater Horseshoe.

3.10.33 *Myotis sp.* were recorded during the static detector surveys. It is very difficult to reliably separate *Myotis sp*. using ultrasonic calls. Therefore, more than one species of *Myotis* may be present, and thus potentially more than 10 species of bat may use the site for foraging/commuting.

3.10.34 Long-eared bats *Plecotus sp* calls were also recorded during the static detector surveys. It is difficult to distinguish between brown long-eared bats *Plecotus auritus* and grey long-eared bats *Plecotus austriacus* using ultrasonic calls. Due to the location of the site, it is possible that either species may be using the site for foraging/commuting, and thus potentially more than 10 species of bat may use the site for foraging/commuting.

3.10.35 Static 2, along the southeastern boundary features of the appeal site (hedgerow and treeline), had on average a higher number of bat passes per night in comparison to the other four locations.

4 EVALUATION AND POTENTIAL IMPACTS

4.1 Designated Sites

4.1.1 There are seven statutory designated sites within 2 km of the site, including Dorset Heathlands SAC, SPA and Ramsar site and Holt and West Moors SSSI adjacent to the site. Moors River System SSSI, Holt Heath NNR, Horton Common SSSI, Lions Hill SSSI are also within 1.25-1.55 km of the site boundary. Given the close proximity of these sites, it is possible that significant adverse effects could occur as a result of the construction and operational phases of the development.

4.1.2 A Habitat Regulations Assessment (HRA) has been carried out, in order to help the local planning authority determine whether or not the proposals will have any impact on the integrity of the European designated sites.

4.1.3 It is recommended that a suitable Construction and Environmental Management Plan be prepared, in order to ensure that impacts during the construction period (noise, dust etc), do not cause adverse impacts.

4.1.4 The Local Plan also sets out a series of policies in order to ensure effects are minimised. According to Policy ME2 of the Christchurch and East Dorset Local Plan Core Strategy 2014 and the Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document (SPD):

'self-catering and touring proposals are likely to have broadly similar impacts upon the heathland to those arising from residential development' and 'any net increase in self-catering and touring proposals will not be allowed within 400 m heathland area'.

4.1.5 However, the protected heathland forms part of the MoD West Moors Depot, and advice from Natural England is that because of the security arrangements at the MoD establishment, the range of anticipated urban related recreational pressures – including disturbance from walking, dog walking and predation by cats, as well as impacts from arson, are significantly reduced for the adjacent specifically protected heathland.

4.1.6 Natural England has advised that to accord with the SPD, an on-site Heathland Infrastructure Project (HIP) would be required, specifically a Suitable Area of Natural Greenspace (SANG) to divert visits from existing areas of heathland. The Natural Environment Team (NET) should be consulted to ensure the SANG proposal meets the requirements described in the SPD.

4.1.7 Further information is provided within both the HRA and the ES Chapter.

4.2 Habitats

4.2.1 The grassland onsite was largely a mixture of modified and neutral grassland, with areas of gorse and bramble scrub and some waterlogging.

4.2.2

4.2.3

4.2.4 **Table** 4.1 below summarises the habitat types within the site survey boundary (RLB and BLB, **Figure 3.2**) and outlines the potential impacts of the development proposals to each of these habitats.

Table 4.1: Summary of Potential Habitat Impacts

Site reference	Habitat Type	Ecological Importance	Potential impact
Appeal site	Modified grassland	Low	N/A
Appeal site and Application site	Other, neutral grassland	Moderate	Potential impact to reptiles, breeding birds and nightjar and badger
Appeal site and Application site	Scrub (gorse and bramble)	High	Potential impact to commuting bats, breeding birds, nightjar and badger

4.3 Species

Plants

4.3.1 It is a legal offence to cause the spread of INNS listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

4.3.2 A small area of *Rhododendron* sp. and a *Cotoneaster* sp were recorded along the northern edge and the southern line of trees of the application site, respectively (TN9). They were not identified to species level; however, some species in both genera are listed as INNS in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Reptiles

4.3.3 Reptiles are protected from killing/injury under the Wildlife Countryside Act 1981 (as amended).

4.3.4 Records for slow worm, grass snake, adder and common lizard and slow worm were returned in the data search. Reptile surveys identified a low population of grass snake and a good population of slow worms and common lizards, in line with the population size class estimates outlined by the Froglife Advice Sheet 10 (Froglife 1999, Table 2.3). Slow worms, common lizards and grass snake were all predominantly associated with the field boundaries, primarily along the scrub and grassland of the appeal site boundary. Only one slow worm was found along the treeline (T1) of the application site.

4.3.5 As the site provides suitable habitat for reptiles, with a good population of slow worms and common lizards, reptiles may be impacted by works; therefore, mitigation measures have been introduced in Section 5 for these species.

GCN

4.3.6 The desk study identified 34 waterbodies within 500m of the site boundary, however there were no local records of GCN or mitigation licences within 2km. Of these waterbodies, the five which were accessible (due to access limitations for waterbodies on private land) were found to be dry at the time of the survey, therefore no water samples were collected for eDNA testing. All accessible waterbodies

underwent HSI assessments, of which one was ‘average’ (WB1), three were ‘below average’ (WB4, 5 and 6) and one was ‘poor’ (WB2).

4.3.7 Several of the waterbodies comprised shallow ditches which were overgrown with vegetation and filled with leaf litter. These waterbodies were suspected to be dry for much of the year, which is supported by photographs from the PEA which show reasonably low water levels in December time. The low level of water is likely to subside early in the year and thus, in consideration of the HSI scores, these waterbodies are considered unlikely to be suitable for GCN.

4.3.8 Similarly, the ponds present to the east of the site boundary held water during December, however both are shallow, likely to support little aquatic vegetation and are suspected to dry regularly, especially after the extended period of warm weather experienced in Spring 2025. This is supported by both waterbodies achieving HSI scores of ‘below average’, based on an estimation of water quality which was made using professional judgement and the available information during the survey. Due to accessibility, it is noted that the waterbodies to the east and south have not had HSI or eDNA sampling. The majority of these waterbodies are ditches and considering the accessible waterbodies were noted to be dried it is likely that these were also dry. Two more substantial waterbodies in the form of ponds are located south of the site and within 250m, which could host more suitability for great crested newts as they are within the amber risk zone for great crested newts.

4.3.9 It is recognised that, whilst the survey date was within the optimum period for conducting eDNA surveys, the dry weather experienced in the preceding weeks and lack of typical rainfall may have meant that the waterbodies dried up earlier in the year than usual. In addition to this, waterbodies are present in proximity to the site which are thought likely to hold water more permanently and thus may have greater suitability for GCN, such as those within the Fire and Rescue compound (excluding WB4 which was dry). As these could not be accessed for the survey nor water samples taken, it is not possible to rule out the potential for breeding GCN within waterbodies which are outside of the surveyed area. The site lies within both a green and amber Natural England GCN risk zone, and is adjacent to the Dorset Heaths SAC which has GCN as a qualifying feature therefore there is potential for populations of GCN to be present in the wider landscape.

4.3.10 Much of the site comprises regularly mown grassland which is less suitable for GCN in their terrestrial phase, however some longer areas and scrub are present around the field margins where management is more relaxed. Rubble and piles of vegetation in the north of the site may also provide suitable shelter and hibernation habitat. This habitat lies within the boundary of the proposed highway access for the site which is to be detailed under a separate planning application, however there is potential for impacts to GCN if they are present in these areas.

4.3.11 A precautionary approach to mitigation is therefore recommended in Section 5 as the presence or likely absence of GCN at the site cannot be confidently determined from the desk study or survey results.

Badgers

4.3.12 Badgers and their setts are protected under the Protection of Badgers Act 1992. This makes it a criminal offence to kill/injure a badger, interfere with or damage a sett or disturb a badger occupying a sett. If a sett is likely to be disturbed or destroyed a licence will be required from Natural England and options to minimise impact to the species should be considered.

4.3.13 No active badger setts were recorded on site at the time of the survey. However, badgers are highly transitory in nature and can excavate a sett at any time. [redacted]

4.3.14 [redacted]

4.3.15 [redacted]

Breeding Birds

4.3.16 The site was found to be suitable for a common and widespread assemblage of breeding birds, with species utilising scrub, grassland, nearby waterbodies (e.g. ditches) and trees as suitable nesting and foraging areas.

4.3.17 All eleven species recorded breeding during the survey qualify as being of 'conservation interest' by meeting one, or more, of the criteria listed in section 2.6.12.

4.3.18 Several species recorded in **Table 3.5** have been recently added to the BoCC list as of December 2021 as part of a regular update on the state of UK birds. Several additions were made to the amber and red lists for variety of reasons.

4.3.19 The majority of these recently added species are abundant species within the county and at a national level but are now included because of the wider perspective internationally. These species were all recorded breeding in good numbers of territories across the site. The number of breeding pairs onsite and the national populations are included in Table 4.2.

Species of principle importance

4.3.20 Four of the species of conservation concern recorded at the site above are species of principle importance in England under Section 41 of the NERC Act 2006: nightjar, starling, song thrush, dunnock.

Specially protected species

4.3.21 Firecrest (green-listed) is afford special protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). Four territories were identified; three within the 50m buffer zone and one just beyond. The species was also recorded within the

site on occasion. Territories were primarily associated with areas of woodland and hedgerows with trees.

4.3.22 Nightjar (amber-listed) is afforded special protection under Annex I of the EU Birds Directive (79/409/EEC) and is also a designated feature of the Dorset Heathlands SPA and New Forest SPA under Article 4.1 of the Birds Directive (2009/147/EC). Four territories were identified beyond the 50m buffer zone to the south of the site, all within the Dorset Heathlands SPA and Holt and West Moors Heaths SSSI. Birds were regularly recorded foraging over grassland within the site.

Geographical importance

4.3.23 The following geographical frames of reference and selection criteria (based on the Guidelines for Ecological Impact Assessment in the United Kingdom [CIEEM, 2016]) are used to ascribe nature conservation value or potential value to the bird populations within the survey area.

- **International importance** - a species which is cited as part of the designated interest of a SPA and occurs in internationally or nationally important numbers.
- **National importance** - a species which is cited as part of the designated interest of a SSSI and occurs in nationally important numbers.
- **County importance** - NERC Species of Principal Importance, BoCC Red List species, UK BAP Priority Species that regularly occur in numbers that are important on a county basis.
- **Local importance** - NERC Species of Principal Importance, BoCC Red or Amber List species, UK BAP Priority Species which occur regularly in locally sustainable populations.
- **Site** - all common and widespread species.

4.3.24 For the purposes of this evaluation the number of breeding territories recorded during the survey is compared total pairs present to those within the county with the most recent report available.

4.3.25 National breeding population estimates are based on Holling, et al. (2018), Musgrove, et al. (2013), Wilson, et al. (2018) and Woodward et al. (2020). For those species where data are available, regional breeding population estimates are based on Holling, et al. (2018) Wilson, et al. (2018) and Woodward et al. (2020). For those species where data are available, county breeding population estimates are based on Holling, et al. (2018), in addition, a descriptive county status has been derived from the Dorset Bird Club's Bird Report 2021.

4.3.26 Where no regional or county population estimates are available, professional judgment and comparisons with population estimates at higher geographical levels have been used to inform this assessment.

4.3.27 **Table 4.2** summarises the abundance of species of conservation interest recorded during the survey, the national and/or regional population estimate and county status for these species and the geographical importance of the populations within the survey area as derived from the criteria outlined above.

Table 4.2: Bird species of conservation concern, number of territories, national, county status and geographical importance of survey area population

Species	No. pairs onsite	Estimated UK Breeding Population	County status	Geographical importance of breeding population	BoCC
Nightjar	4	4,600	Fairly common breeding summer visitor and scarce passage migrant.	International	Amber
Stock Dove	3	320,000	Common breeding resident, passage migrant and winter visitor.	Local	Amber
Woodpigeon*	8	5,150,000	Very common breeding resident, passage migrant and winter visitor.	Site	Amber
Tawny Owl	1	50,000	Common breeding resident	Local	Amber
Wren*	17	11,000,0000	Very common breeding resident	Site	Amber
Starling	2	1,750,000	Widespread but declining breeding resident, winter visitor and passage migrant.	Local	Red
Song Thrush	8	1,300,000	Common breeding resident, winter visitor and passage migrant.	Local	Amber
Mistle Thrush	2	165,000	Common breeding resident, winter visitor and passage migrant.	Local	Red
Dunnock	11	2,500,000	Very common breeding resident.	Local	Amber
Greenfinch	4	785,000	Very common breeding resident, winter visitor and passage migrant.	Local	Red

*Note 1: **HD**: historical decline in the breeding population; **BDp1/2**: severe breeding population decline over 25 years/longer term; **WDp1/2**: severe non-breeding population decline over 25 years/longer term; **BDr1/2**: severe breeding range decline over 25 years/longer term; **WDr1**: severe non-breeding range decline over 25 years. BoCC Amber-list criteria **ERLOB**: Threatened in Europe; **HDrec**: historical decline – recovery; **BDMp1/2**: moderate breeding population decline over 25 years/longer term; **WDMp1/2**: moderate non-breeding population decline over 25 years/longer term; **BDMr1/2**: moderate breeding range decline over 25 years/longer term; **WDMr1**: moderate non-breeding range decline over 25 years; **BR/WR**: breeding/non-breeding rarity; **BL/WL**: breeding/non-breeding localisation; **BI/WI**: breeding/non-breeding international importance.*

Note 2: species with large UK populations recently added to the BoCC lists in 2020

4.3.28 The level of geographical importance of the breeding populations of species of conservation interest is mostly local based on the number of territories within the site and the relative abundance of the species in the wider countryside.

Breeding Bird Assemblage

4.3.29 Three species included on the red list rely on scrubby areas/gardens for nesting but rely on open ground for foraging especially for invertebrates in spring/summer for feeding their young. These species are therefore likely to be affected by the proposed development.

- *Greenfinch* – Four territories of this red-listed species were identified within the site. One territory was identified within the site, and three within the 50m buffer, associated with hedgerows with trees, scrub and gardens. Greenfinches tend to nest in rather loose colonies, with evergreen shrubs providing perfect sites for the placement of their nest, built with twigs, moss and grass, and lined with roots and hair. They have suffered a long-term decline during the 1970&80's partly due to a decrease in seed availability in the wider countryside which has seen a decline in Greenfinch populations on farmland. This has meant residential gardens providing food has become increasingly important, particularly during late winter and early spring when natural seed supplies are at their lowest level. However during the 90's this slump became more dramatic and is believed largely caused by an outbreak of outbreak of trichomonosis, a parasite-induced disease that prevents the birds from feeding properly. This spread has readily been linked to garden bird feeders so regular cleaning is essential.
- *Starling* – Two territories of this red-listed species were within the site. Birds were regularly recorded commuting and foraging within the site. One territory was recorded on site (approximate centroid; nest location unknown) and one within woodland in the 50m buffer zone, although activity levels suggest the site could be used by other pairs breeding outside the survey area. Starling are known as cavity nesters and will often nest in the eaves of houses or other manmade structures. They mainly feed on soil invertebrates in grassland habitats but also commonly visits garden feeders. This species has suffered a sharp decline in its breeding population since the 1960s. Whilst causes are poorly understood, loss of grassland and arable fields, increased pesticide usage and avian flue is likely to be responsible. To aid in the recovery of this species, UK residents are actively encouraged to avoid pesticides, maintain natural lawns and install nest boxes in their gardens.
- *Mistle thrush* – two territories of this red-list species were present within woodland within the 50 m buffer zone. Birds were also occasionally recorded foraging within areas of grassland on site. The mistle thrush is the largest thrush species in the UK and is found throughout Britian and Ireland, except for the Northern and Western Isles. Birds often nest in scrub, trees and gardens and forage over open grasslands in spring/summer. This species is also often seen foraging for berries in hedgerow throughout autumn/winter. The mistle thrush population has undergone a significant decline of 63% between 1967 and 2023, most likely due to the degradation of farmland habitat, and has been on the UK Red List since 2015.

4.3.30 As detailed in Section 4.3.21, four territories of the green-list, Schedule 1 species firecrest were identified in proximity of woodland and hedgerow of the site: three within the 50 m buffer zone and one just beyond. According to the Dorset Bird Club's Bird Report 2021, firecrest was a rare visitor to the county until 1995, where the species started to become an uncommon passage migrant. Regular wintering became established in the late 1960s, mainly in Christchurch Harbour, Purbeck and Weymouth/Portland. Up to 2000 there had been only six reports of confirmed

breeding (Green, 2004). It now breeds commonly in eastern Dorset, with a population increase of 19% since 2015.

4.3.31 As detailed in Section 4.3.22, four territories of the amber-list, Section 41, Annex I species nightjar were identified beyond the 50 m buffer to the south. Birds were regularly recorded foraging over grassland, including within the Dorset Heathlands SPA of which the species is a designated feature under Article 4.1 of the Birds Directive (2009/147/EC). According to the Dorset Bird Club's Bird Report 2021, nightjar has exhibited a stable breeding population since 2017, with 421 churring males recorded at 28 sites in the RSPB Annual 2021 Heathland Birds Survey. Key breeding sites in Dorset include areas of heathland at Purbeck and Wareham Forest and the New Forest SPA, of which this species is also a designated feature. The presence of nightjar during the BBS justified the inclusion of species-specific surveys, as outlined in Section **Error! Reference source not found.**.

Species diversity

4.3.32 The range of breeding birds recorded during the survey is considered typical for the habitats present within survey area.

4.3.33 Whilst the majority of species are common and widespread in the context of West Sussex and the wider region, the habitats within the survey area do provide breeding habitat for an assemblage of species of some conservation importance.

4.3.34 The number of species recorded in an area is a simple measure of diversity that can indicate the site's importance. **Table 4.3** shows the criteria outlined in Fuller (1980) for breeding bird assemblages to indicate the importance of site at various geographical levels.

Table 4.3: Breeding bird assemblage diversity criteria

	National importance	Regional importance	County importance	Local importance
Number of species	85+	70-84	50-69	25-49

4.3.35 Based on Fuller's criteria, the breeding bird assemblage of twenty-five species recorded within the survey area in 2025 is at the lower limit of local importance. However, it should be noted that Fuller's analysis was developed in the 1970's and since then species diversity has declined significantly. As a result, Fuller's thresholds are considered too high for today's breeding bird populations. Taking this into consideration, the diversity of the breeding assemblage should be considered more akin to middle of local level as a minimum.

Nightjar

4.3.36 During the species-specific surveys, churring male nightjar were identified immediately south of the site boundary, within the MoD, Dorset Heathlands SPA. Furthermore, four breeding territories of this species were identified in the same area following the BBS visits (BiOME, 2025).

4.3.37 The absence of churring males within the site boundary during site-specific surveys, alongside the absence of heathland habitat onsite, means it is unlikely nightjar breed within the site boundary. However, as this species was recorded churring

immediately adjacent to the site boundary, breeding territories could be affected by works for the proposed development and therefore species-specific mitigation will be required in Section 5.3.

4.3.38 Furthermore, nightjar was observed in-flight over the site boundary during the species-specific surveys, but notable not feeding within the site itself. Nightjar typically forage within very close proximity of their breeding territories, with a mean maximum foraging distance of 747 m (Sharps et al., 2015; Evens et al., 2018).

Bats

Roosting

4.3.39 Three buildings within the application site boundary were assessed to have moderate bat roosting potential (B2, B4, B5) and a further three were assessed as having low bat roosting potential (B1, B3, B7).

4.3.40 There was one building within the appeal site that was assessed as having low bat roosting potential (B8), with one further building that assessed as having negligible bat roosting potential (B6).

4.3.41 All of the emergence surveys have been completed, and no bat roosts were identified onsite during the survey period.

4.3.42 Notwithstanding the above, the proposed lighting onsite should be in accordance with the guidelines on bats and lighting, published by the Bat Conservation Trust (BCT, 2024). This will ensure that lighting on important boundary features is limited to 1 lux (or less). Mitigation recommendations are provided in **Section 5**.

Commuting / foraging

4.3.43 Bat activity surveys confirmed the site was of moderate suitability for commuting/foraging bats. From field surveys undertaken between May and October 2025, at least nine bat species have been confirmed within the site boundary. These include:

- Very rare – greater horseshoe, barbastelle, grey long-eared bat and Bechstein's bat *Myotis bechsteinii*;
- Rare – Leisler's bat and serotine;
- Abundant – Brandt's *Myotis brandtii* /whiskered bat *Myotis mystacinus*, Daubenton's bat *Myotis daubentonii*, natterer's bat and noctule;
- Widespread – common pipistrelle, soprano pipistrelle and brown long-eared bat.

4.3.44 The reginal rarity of species provided above is taken from Table 3.6 of the UK Bat Mitigation Guidelines (Collins, 2023).

4.3.45 Bats unidentified to species level comprised *Pipistrellus*, *Nyctalus* and *Myotis* species. Although *Myotis* species are notoriously difficult to distinguish from sound analysis alone, a number of calls were characteristic to those of Brandt's/whiskered bat, Daubenton's bat and Natterer's bat. Given the presence of large numbers of *Myotis* in general across the site, a number of calls may also have been from Bechstein's bats *Myotis bechsteinii.*

4.3.46 Long-eared bats *Plecotus sp* calls are difficult to distinguish from brown long-eared bats and grey long-eared bats, and therefore it is possible that either or both species may be using the site.

4.3.47 On average, the highest proportion of calls were detected along the southeastern boundary of the appeal site (Static 2). The treeline (T1) that intersects the southern end of the application boundary (Static 4) had the next highest proportion of calls. The majority of these calls can be attributed to common pipistrelle, followed then by soprano pipistrelle and *myotis* species which are mostly considered to be abundant and widespread.

4.3.48 Serotine, noctule, and Leisler's were recorded during every May to September automated detector survey session, but in comparatively much lower numbers. Generally, these calls were detected at least an hour after sunset, suggesting that the site does not support a roosting population for these species but instead supports occasional commuting/foraging. A small number of the noctule calls were recorded approximately 20 minutes after sunset, suggesting that there may be roosts nearby to site.

4.3.49 Long-eared species were also recorded during every static session, in comparatively much lower numbers. Generally, most of calls were detected long after sunset, suggesting that the majority of long-eared bats use the site for commuting/foraging. A small number of calls detected approximately one hour after sunset. Given the presence of long-eared species in general across the site, a number of calls may have been from brown long-eared bats, which have an average emergence time of one hour after sunset (Andrews and Peason, 2022). Therefore, it is possible that a small number brown-long eared bats, which are considered to be common and widespread, may be using the site or nearby landscape for roosting.

4.3.50 The automated detector surveys undertaken between May and October 2025 confirmed that barbastelle, use the site for occasional commuting. The level of activity recorded is expected given the habitats present (i.e. comprising primarily open, grassland bounded by treelines and woodland parcels) and the location of the site within the wider landscape. Barbastelle bats were recorded at Static 2, 3, 4, and 5 locations, with a generally low number of passes. The majority of these calls were detected long after sunset, with only a small number of passes detected approximately an hour after sunset. Barbastelle emergence times typically occur 30 minutes after sunset (Andrews and Pearson, 2022) which suggesting that the site does not support a roosting population of the bat however supports occasional commuting/foraging.

4.3.51 The automated detector surveys undertaken between June, August and September 2025 confirmed that greater horseshoe, use the site for low levels of commuting. A peak count of two calls was recorded during each static session at different locations, only a few minutes apart, suggesting that it was likely a single bat using the site for commuting. Calls were recorded approximately two hours after sunset, and one hour before sunrise, suggesting that the site does not support a roosting population of the bat however supports occasional commuting to a key foraging area.

4.3.52 The periphery habitats along the site boundaries including the scrubland and lines of trees provide connectivity to other features in the wider landscape that bats may use, such as larger areas of woodland for roosting. In particular, the parcels of woodland associated with Dorset Heathlands SPA/SAC located to the south and west of the site. The site is therefore considered to be of moderate suitability for commuting bats.

4.3.53 Boundary features are to be retained and protected during the development which will maintain connectivity for foraging and commuting bats.

4.3.54 Notwithstanding this, the development of the site could have a significant negative effect on bats using the area in terms of disturbance from light pollution and therefore a sensitive lighting scheme should be implemented during both the construction and operational phases of the development. Additional mitigation measures have been outlined in **Section** Error! Reference source not found..

Hedgehog

4.3.55 Hedgehog may use the mixed scrub and hedgerows onsite for foraging, hibernation and refuge. Hedgehogs are a BAP species and therefore a material planning consideration.

4.3.56 Under the current proposals, the site post-development will remain accessible for hedgehogs and suitable habitat for foraging will still be present. Precautionary measures for hedgehogs are outlined in **Section 5.**

5 MITIGATION AND ENHANCEMENT

5.1 Construction Environment Plan

5.1.1 A Construction Environmental Plan (CEMP) will be required to be put in place when details of construction methods and activity are finalised. This will set out methods to be used to prevent potential construction contamination resulting from dust or other air-borne particulates. It will also provide details of measures required to protect retained habitats and features, such as hedgerows and woodland areas.

5.1.2 The CEMP would also detail measures required in construction activities to prevent contamination incidents via dust or other particulates into the air and identify measures to prevent any contaminated run-off entering nearby watercourses, to ensure that adjacent and nearby areas of habitat are not affected by the construction activities. Contractors working on the site will be required to provide a detailed contamination prevention plan, including an emergency plan covering response to and remediation of any unintended accidental spills or other contamination events that could occur.

5.1.3 The CEMP will also detail any measures necessary to protect and maintain any protected species utilising the site and would identify results of any pre-commencement surveys for protected species, along with any licensing requirements necessary under the Protection of Badgers Act 1992, Wildlife and Countryside Act 1981 (as amended) or Conservation of Habitats and Species Regulations 2017.

5.1.4 CEMP requirements would also include the appointment of a suitably qualified Ecological Clerk of Works (ECoW) for the scheme, who would be responsible for ensuring that all measures relating to ecological mitigation are fully taken into account during the construction period, and who would brief contractors on specific issues associated with protection of habitats or species requiring their attention through suitable general toolbox talks and through site supervision, if necessary.

5.2 Habitats

5.2.1 The Dorset Heathlands SAC, SPA and Ramsar site SPA and Holt and West Moors Heaths SSSI are adjacent (south) of the site boundary. Given the location of the site in relation to the SAC / SPA / Ramsar / SSSI sites, there is the potential for direct and indirect effects to adversely impact the integrity of the European sites via pathways such as disturbance, noise, pollution etc. Therefore, in order to support the application, a Habitats Regulation Assessment (HRA) has been completed for the site.

5.2.2 None of the habitats onsite were protected or notable. However, their loss should still be offset, and an assessment of Biodiversity Net Gain (BNG) should be undertaken for the appeal site and application site, ensuring a 10% net gain over the pre-development scenario according to the official policy target for BNG under Dorset Council (where applicable).

5.2.3 A specific Biodiversity Enhancement and Mitigation Plan (BEMP) will be produced for the Site. The BEMP will detail measures by which to protect retained habitats, enhance and create habitats, habitat management and species-specific enhancements.

5.2.4 An on-site HIP SANG proposal will also be produced in consultation with the NET to divert visits from existing areas of heathland, as advised by Natural England according to Policy ME2 of the Christchurch and East Dorset Local Plan.

5.3 Species

Invasive Non-native Flora

5.3.1 The CEMP mentioned above will be required to outlined protection measures to protect the Site from the introduction or spread of invasive non-native flora.

5.3.2 It is recommended the removal and ongoing management of *Rhododendron* sp. and a *Cotoneaster* sp to be included in be the CEMP.

Reptiles

5.3.3 Three species of reptile were recorded onsite: a good population of common lizard and slow worm and a low population of grass snake, generally associated with the site boundary features of the appeal site (grassland and scrub etc). It is considered that the populations of reptiles can be retained in-situ onsite, given that the locations where they were recorded as present are all to be retained and protected as part of the proposals.

5.3.4 Notwithstanding this, any other small areas of suitable habitat to be removed on site, should be subject to a Precautionary Method of Working (PMoW). The PMoW should identify areas of reptile habitat within the site and implement a two-stage strim clearing process. Such works will be undertaken/supervised by suitably qualified ecologists.

5.3.5 Enhancements for reptiles will include the planting of large new areas of meadow grassland, and the introduction of hibernacula, in key areas onsite, ensuring a net gain of available habitat for them, post-development.

5.3.6 The area is to be enhanced for biodiversity and could provide more suitable habitat for reptiles. The following measures will be implemented:

- Construction of hibernacula to increase opportunities for sheltering and hibernating reptiles. The number to be determined once the plans for the development have been drawn up;
- Creation of log piles from the trees to be felled to create places of shelter, the location of which will be determined by a suitably qualified ecologist as part of the mitigation plan;
- Management of habitat within this area to create optimum conditions for reptiles; and
- Management would seek to create grassland / scrub mosaic.

GCN

5.3.7 Whilst no GCN were identified during the desk study, the likely presence of GCN could not be confirmed during the field survey (see **Section 3.6**). Therefore, it is recommended that any vegetation clearance within the site as part of any future development proposals, where possible, is carried out outside of the GCN hibernation season (October to February inclusive) to avoid the risk of killing or injury

of GCN. Should vegetation clearance be required during hibernation season this is to be carried out under supervision of a GCN licenced Ecological Clerk of Works (ECoW), in case animals are identified during the works.

5.3.8 It is also recommended that the client enter into the district level licencing (DLL) scheme.

Badgers

5.3.9 During construction the following should be implemented in order to prevent harm to foraging and commuting badgers and other species:

- Any open deep excavations to be sloped or securely boarded / fenced to prevent entrapment;
- Excavations to be checked for trapped animals daily;
- All rubbish to be picked up daily and stored appropriately;
- Night work should be avoided where possible, and any flood lighting should face away from the site boundaries; and
- Any hazardous materials to be stored in a secure store.

5.3.10 If a badger (dead or alive) or suspected badger sett (hole approximately 30cm across, sideways “D” in shape) is found during the construction works, all works must cease immediately, and an ecologist contacted for advice. Construction works within 30m of a badger sett may require a licence from Natural England to proceed lawfully.

5.3.11 Given the transient nature of badgers and evidence of their use of the site and adjacent land, a pre-commencement badger survey is recommended within three months prior to the start of construction of the application site to assess whether badger setts continue to be absent from the working area. Should an active sett be found, the ecologist will provide further advice and outline any mitigation measures required.

Breeding birds

5.3.12 To minimise impacts upon breeding birds within the site boundary, the following measures should be considered. More tailored mitigation measures for nightjar following the species-specific surveys onsite are provided in Section 5.3.13.

- There was plenty of suitable breeding and foraging habitat onsite and adjacent to the site, in the scrub, grassland, trees and nearby waterbodies. This vegetation should be removed outside of the breeding bird season (March – September inclusive). If this is not possible, a nesting bird check must be undertaken by an ecologist no more than 24 hours before the start of the works. If nests are found, the vegetation should be left undisturbed until the chicks have fledged (usually six weeks) within a suitable, species-specific buffer established. Larger buffer zones may be required for more sensitive species afforded additional protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) (e.g. firecrest) and Annex I of the Birds Directive (2009/147/EC) (e.g. nightjar).
- Losses of open grassland are likely to impact foraging opportunities for the breeding bird assemblage identified on site, in particular red-listed and protected species (greenfinch, starling, mistle thrush, firecrest and nightjar). Mitigation on-site could comprise provision of grassland with managed public access to reduce

impacts. Offsite options could also be considered especially in the case of nightjar if onsite provision of open habitats is limited by the scale of the development.

- Important habitats, e.g. areas of woodland, mature trees, boundary hedges, scrub and ditches, should, where possible, be retained, protected from accidental damage or disturbance during construction and managed to ensure their long-term existence. These habitats should also be protected from any increase in disturbance post-construction through measures that minimise additional pedestrian or vehicular access to these habitats.
- Bird boxes, in addition to the two already onsite, could also be installed to maximise nesting opportunities for the breeding bird assemblage identified on site. Such features should be replaced at a 2:1 ratio as minimum.

Nightjar

5.3.13 To minimise impacts on breeding nightjar immediately south of the development boundary the following measures should be considered in addition to those provided for the general breeding bird assemblage in Section 5.3.12.

- Nightjar are assessed to have a medium to high sensitivity to disturbance; therefore, breeding birds south of the site boundary are likely to be impacted by works for the proposed development. Goodship & Furness (2022) recommend a buffer zone of between 150-500 m for breeding nightjar in relation to pedestrian disturbance and forestry operations. Given the relatively small area of the site and the close proximity of breeding territories (approximately 100-150 m from the site boundary), it would be preferable to time construction works to avoid the nightjar breeding season (April – August inclusive). However, if this is not possible, an appropriate buffer zone could be considered.
- If construction works cannot be timed outside of the nightjar breeding season, temporary screening of the southern site boundary (adjacent to the Dorset Heathlands SPA) could also be employed to minimise visual and auditory disturbance to nightjar during construction works. An ecologist will need to check the temporary fencing is present on-site during construction, and that the fencing meets the requirements outlined above to sufficiently mitigate the disturbance of nightjar.
- A more permanent semi-natural screen across the southern site boundary (adjacent to the Dorset Heathlands SPA) should be employed to minimise visual and auditory disturbance to nightjar as a result of the final proposed development.
- Sensitive designs for any lighting during construction and/or operation of the proposed development should also be employed to minimise disturbance to semi-natural habitats utilised by nightjar, including grassland, scrub, trees/woodland and waterbodies (e.g. ditches).
- The retention of creation of species-rich grasslands, ditches and trees on-site should also be considered to maintain and increase the quality of foraging habitat for nightjar onsite. Offsite options could also be considered if onsite provision is limited by the scale of the development. However, this will need to be within close proximity of the breeding territories identified during the site-specific surveys, given the low mean maximum foraging distance of this species (747 m).
- Follow-up species-specific surveys should be undertaken in peak breeding season for nightjar (April – August inclusive) to record the presence of nightjar on site, along with any evidence of breeding, to evaluate the effectiveness of any mitigation measures employed. It is suggested that four surveys per year are undertaken for a period of five years.

Bats

Roosting

5.3.14 No bat roosts were identified in any of the buildings onsite during the survey period therefore can undergo works without restrictions.

5.3.15 Notwithstanding the above, the proposed development should include bat boxes, attractive planting and a sensitive lighting scheme to encourage the roosting, foraging and commuting at the site, post-development.

Foraging/ Commuting

5.3.16 All of the current important commuting and foraging habitats, associated with the site boundary features, are to be retained and protected as part of the proposals.

5.3.17 Key Habitats within the site included foraging or commuting habitat for *Myotis sp.*, barbastelle bats, greater horseshoe bat and all long-eared bat. These species are highly light-averse species; therefore, low levels of light may impact on their habitats.

5.3.18 Lighting to be installed as part of the development will be in line with Guidance Note 08/23 Bats and Artificial Lighting at Night (Bat Conservation Trust, 2023), the following will be required:

- Avoid illumination of retained boundary features where possible;
- No direct illumination of any new roost entrances (such as bat boxes);
- Use light sources that emit minimal ultraviolet light and avoid white or blue wavelengths to avoid attracting lots of insects (attracting insects to lamps may reduce their abundance in darker foraging areas favoured by bats);
- 2700 Kelvin colour temperature LED floodlights delivering warm white spectrum lighting;
- Back shields and side shields added to all AMNIS LED floodlights, to reduce spill light and back light as much as practically possible; and
- LED floodlights with >550nm peak wavelengths to avoid the component of light most disturbing to bats (Stone, 2012).

5.3.19 Lighting plans should be designed in consultation with the project ecologists, to ensure that the lux levels on important commuting and foraging routes is less than 1 lux.

5.3.20 In order to protect foraging and commuting bats during the construction phase, construction works will be limited to 30 minutes after sunrise and 30 minutes before sunset to enable bats to forage and commute without disturbance.

5.3.21 Construction noise will be minimised where possible, particularly close to the perimeter.

5.3.22 Landscape planting of night-scented plants, such as night-scented jasmine *Casdtrum noctorburn*, evening primrose *Oenothera spp.*, or tuberose *Poluanthes tuberosa*. This additional planting will help attract night-flying insects and therefore providing a regular source of food for foraging bats.

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APPENDICES

Waterbody Assessment – Waterbody 1

Criteria Geographic Location	Result	Score
	A	1
Permanence	Desiccation - Frequently	0.10
Shade (%)	70%	0.80
Fish Population	Absent	1
Terrestrial Habitat	Moderate	0.67
Pond Area (m2)	700m	1
Water Quality	Poor	0.33
Waterfowl	Absent	1
Ponds within 1km	>20	1
Macrophyte cover (%)	10%	0.41
HSI Score: 0.61 HSI Category: Average		

Waterbody Assessment – Waterbody 2

Criteria Geographic Location	Result	Score
	A	1
Permanence	Desiccation - Frequently	0.10
Shade (%)	80%	0.80
Fish Population	Absent	1
Terrestrial Habitat	Moderate	0.67
Pond Area (m2)	60m	0.12

Water Quality	Poor	0.33
Waterfowl	Absent	1
Ponds within 1km	>20	1
Macrophyte cover (%)	5%	0.36
HSI Score: 0.49 HSI Category: Poor		

Waterbody Assessment – Waterbody 4

Criteria Geographic Location	Result	Score
	A	1
Permanence	Desiccation - Frequently	0.10
Shade (%)	0%	1
Fish Population	Absent	1
Terrestrial Habitat	Poor	0.33
Pond Area (m2)	350m	0.70
Water Quality	Poor	0.33
Waterfowl	Absent	1
Ponds within 1km	>20	1
Macrophyte cover (%)	0%	0.31
HSI Score: 0.55 HSI Category: Below Average		

Waterbody Assessment – Waterbody 5

Criteria	Result	Score

Geographic Location	A	1
Permanence	Desiccation – Sometimes	0.50
Shade (%)	50%	1
Fish Population	Absent	1
Terrestrial Habitat	Poor	0.33
Pond Area (m2)	50m	0.05
Water Quality	Moderate	0.67
Waterfowl	Minor	0.67
Ponds within 1km	>20	1
Macrophyte cover (%)	0%	0.31
HSI Score: 0.51 HSI Category: Below Average		

Waterbody Assessment – Waterbody 6

Criteria Geographic Location	Result	Score
	A	1
Permanence	Desiccation – Sometimes	0.50
Shade (%)	80%	0.60
Fish Population	Absent	1
Terrestrial Habitat	Good	1
Pond Area (m2)	30m	0.05
Water Quality	Moderate	0.67
Waterfowl	Minor	0.67
Ponds within 1km	>20	1

Macrophyte cover (%)	10%	0.41
HSI Score: 0.55 HSI Category: Below Average		

Appendix B GCN Survey Waterbody Photographs

Waterbody Reference	Photograph
1	
2	
3	N/A – not accessible
4	N/A – not accessible, no photographs permitted
5	

6

Appendix C Bird Species List

English Name	Latin Name	Survey
Canada Goose	*Branta canadensis*	BBS
Mallard	*Anas platyrhynchos*	BBS
Nightjar	*Caprimulgus europaeus*	BBS
Swift	*Apus apus*	BBS
Feral Pigeon	*Columba livia*	BBS
Stock Dove	*Columba oenas*	BBS
Woodpigeon	*Columba palumbus*	BBS, Nightjar survey
Collared Dove	*Streptopelia decaocto*	BBS
Woodcock	*Scolopax rusticola*	BBS
Herring Gull	*Larus argentatus*	BBS
Lesser Black-backed Gull	*Larus fuscus*	BBS
Grey Heron	*Ardea cinerea*	BBS
Sparrowhawk	*Accipiter nisus*	BBS
Goshawk	*Astur gentilis*	BBS
Buzzard	*Buteo buteo*	BBS, Nightjar survey
Tawny Owl	*Strix aluco*	BBS, Nightjar survey
Great Spotted Woodpecker	*Dendrocopos major*	BBS
Green Woodpecker	*Picus viridis*	BBS
Jay	*Garrulus glandarius*	BBS
Magpie	*Pica pica*	BBS
Jackdaw	*Coloeus monedula*	BBS
Rook	*Corvus frugilegus*	BBS
Carrion Crow	*Corvus corone*	BBS
Coal Tit	*Periparus ater*	BBS
Blue Tit	*Cyanistes caeruleus*	BBS
Great Tit	*Parus major*	BBS
Swallow	*Hirundo rustica*	BBS, Nightjar survey
House Martin	*Delichon urbicum*	BBS
Long-tailed Tit	*Aegithalos caudatus*	BBS
Chiffchaff	*Phylloscopus collybita*	BBS
Blackcap	*Sylvia atricapilla*	BBS
Firecrest	*Regulus ignicapilla*	BBS
Goldcrest	*Regulus regulus*	BBS
Wren	*Troglodytes troglodytes*	BBS
Nuthatch	*Sitta europaea*	BBS
Treecreeper	*Certhia familiaris*	BBS
Starling	*Sturnus vulgaris*	BBS
Song Thrush	*Turdus philomelos*	BBS, Nightjar survey
Mistle Thrush	*Turdus viscivorus*	BBS
Redwing	*Turdus iliacus*	BBS
Blackbird	*Turdus merula*	BBS, Nightjar survey
Fieldfare	*Turdus pilaris*	BBS
Robin	*Erithacus rubecula*	BBS
Stonechat	*Saxicola rubicola*	BBS, Nightjar survey
Dunnock	*Prunella modularis*	BBS
Grey Wagtail	*Motacilla cinerea*	BBS
Pied Wagtail	*Motacilla alba yarellii*	BBS
Meadow Pipit	*Anthus pratensis*	BBS
Tree Pipit	*Anthus trivialis*	BBS
Chaffinch	*Fringilla coelebs*	BBS, Nightjar survey
Bullfinch	*Pyrrhula pyrrhula*	BBS
Greenfinch	*Chloris chloris*	BBS

Crossbill	*Loxia curvirostra*	BBS
Goldfinch	*Carduelis carduelis*	BBS
Siskin	*Spinus spinus*	BBS
Canada Goose	*Branta canadensis*	BBS
Mallard	*Anas platyrhynchos*	BBS
Nightjar	*Caprimulgus europaeus*	BBS
Swift	*Apus apus*	BBS
Feral Pigeon	*Columba livia*	BBS
Stock Dove	*Columba oenas*	BBS
Woodpigeon	*Columba palumbus*	BBS
Collared Dove	*Streptopelia decaocto*	BBS
Woodcock	*Scolopax rusticola*	BBS

Appendix D Plant Species List

English Name	Latin Name	DAFOR
Area 1 – modified grassland		
Yorkshire fog	*Holcus lanatus*	D
Bramble	*Rubus fruticosus*	D
Ivy	*Hedera helix*	D
Broad-leaved dock	*Rumex obtusifolius*	A
Common nettle	*Urtica dioica*	F
Common couch	*Elymus repens*	F
Creeping buttercup	*Ranunculus repens*	F
Soft rush	*Juncus effusus*	F
Fleabane	*Pulicaria dysenterica*	F
Curled dock	*Rumex crispus*	F
Dandelion	*Taraxacum officinale*	O
Bindweed	*Convolvulus arvensis*	O
Willowherb	*Epilobium angustifolium*	O
Red clover	*Trifolium pratense*	O
Creeping thistle	*Cirsium arvense*	O
Cut-leaved crane's bill	*Geranium dissectum*	O
Ribwort plantain	*Plantago lanceolata*	O
Cleavers	*Galium aparine*	O
Hogweed	*Heracleum sphondylium*	O
Annual meadow grass	*Poa annua*	O
Smooth meadow grass	*Poa pratensis*	O
Male fern	*Dryopteris filix-mas*	O
Birch seedling	*Betula spp.*	O
Bilbao fleabane	*Pulicaria sp.*	O
Area 2 – modified grassland		
Yorkshire fog	*Holcus lanatus*	A
Common nettle	*Urtica dioica*	A
Bramble	*Rubus fruticosus*	A
Ribwort plantain	*Plantago lanceolata*	A
Couch grass	*Elymus repens*	A
Creeping bent	*Agrostis stolonifera*	A
Cock's foot	*Dactylis glomerata*	A
Dandelion	*Taraxacum officinale*	F
Broad-leaved dock	*Rumex obtusifolius*	F
Sweet vernal grass	*Anthoxanthum odoratum*	O
Oxeye daisy	*Leucanthemum vulgare*	O
Spear thistle	*Cirsium vulgare*	O
Red clover	*Trifolium pratense*	O
Creeping buttercup	*Ranunculus repens*	O
Area 3 – neutral grassland		
Sweet vernal grass	*Anthoxanthum odoratum*	D
Annual meadow grass	*Poa annua*	A
Ribwort plantain	*Plantago lanceolata*	F
Soft rush	*Juncus effusus*	F
Couch grass	*Elymus repens*	F
Creeping buttercup	*Ranunculus repens*	F
Cat's ear	*Hypochaeris radicata*	F
Dandelion	*Taraxacum officinale*	F
Creeping bent	*Agrostis stolonifera*	F
Yorkshire fog	*Holcus lanatus*	O
Oxeye daisy	*Leucanthemum vulgare*	O

Curled dock	*Rumex crispus*	O
Cut-leaved crane's bill	*Geranium dissectum*	O
Bird's foot trefoil	*Lotus corniculatus*	O
Red clover	*Trifolium pratense*	O
Cock's foot	*Dactylis glomerata*	O
Gorse	*Ulex europaeus*	O
Broadleaved plantain	*Plantago major*	R
Spear thistle	*Cirsium vulgare*	R
Wavy bitter-cress	*Cardamine flexuosa*	R
Common mouse ear	*Cerastium fontanum*	R
Cut-leaved crane's bill	*Geranium dissectum*	R
Willow seedlings	*Salix spp.*	R
Area 4 – modified grassland		
Sweet vernal grass	*Anthoxanthum odoratum*	D
Bramble	*Rubus fruticosus*	A
Nettle	*Urtica dioica*	A
Yorkshire fog	*Holcus lanatus*	F
Broad-leaved dock	*Rumex obtusifolius*	F
Smooth meadow grass	*Poa pratensis*	F
Creeping thistle	*Cirsium arvense*	O
Soft brome	*Bromus mollis*	O
Smooth meadow grass	*Poa pratensis*	O
Birch seedlings	*Betula spp.*	R
Area 5 – modified grassland		
Sweet vernal grass	*Anthoxanthum odoratum*	D
Creeping buttercup	*Ranunculus repens*	F
Curled dock	*Rumex crispus*	F
Yorkshire fog	*Holcus lanatus*	F
Broad-leaved dock	*Rumex obtusifolius*	F
Dandelion	*Taraxacum officinale*	F
Ragwort	*Senecio jacobaea*	O
Spear thistle	*Cirsium vulgare*	O
Oxeye daisy	*Leucanthemum vulgare*	O
Birch seedlings	*Betula spp.*	R
Meadow crane's bill	*Geranium pratense*	R
Field speedwell	*Veronica persica*	R
Area 6 – not surveyed		
Area 7 – modified grassland		
Soft brome	*Bromus mollis*	O
Common field speedwell	*Veronica persica*	R
Procumbent pearlwort	*Sagina procumbens*	R
Area 8 – neutral grassland		
Sweet vernal grass	*Anthoxanthum odoratum*	D
Common bent	*Agrostis capillaris*	D
Smooth meadow grass	*Poa pratensis*	D
Ribwort plantain	*Plantago lanceolata*	F
Soft rush	*Juncus effusus*	F
Couch grass	*Elymus repens*	F
Common nettle	*Urtica dioica*	O
Bird's foot trefoil	*Lotus corniculatus*	O
Creeping thistle	*Cirsium arvense*	O
Creeping buttercup	*Ranunculus repens*	O
Cat's ear	*Hypochaeris radicata*	O
Oxeye daisy	*Leucanthemum vulgare*	O
Cut-leaved crane's bill	*Geranium dissectum*	O

Soft rush	*Juncus effusus*	O
Cock's foot	*Dactylis glomerata*	O
Yorkshire fog	*Holcus lanatus*	O
Curled dock	*Rumex crispus*	O
Broad-leaved dock	*Rumex obtusifolius*	O
Sweet vernal grass	*Anthoxanthum odoratum*	D