

Situation Report

PROJECT TITLE: Creation of a Health & Wellbeing Centre

SITE ADDRESS: Osbaston Road, Monmouth

DATE: 22nd October 2024

Planning consent is sought to create a Health & Wellbeing Centre including parking spaces and an access road within the development site. The exact layout and design of the building has not been agreed. It is anticipated that the proposals will affect the northern half of the site only.

A Preliminary Ecological Assessment (PEA) of the development site was completed by Ecological Services Ltd on the 22nd August 2024. For full details of the survey methodology and findings please see the original report. The site visit concluded that the habitats within the development site are suitable for use by nesting birds, reptiles, bats and dormouse. The proposed development plans are likely to affect the majority of habitats to the north of the site. The remaining land to the south of the site is likely to be used for drainage and biodiversity purposes.

The PEA advised that further species specific survey work is required to inform the development proposals. The below survey work has been recommended:

- A **dormouse nest tube survey** of all suitable habitats within the site boundary is recommended following guideline given in the Dormouse Conservation Handbook (2nd Edition).
- A **refugia survey** of the site will be required to establish the presence or likely absence of reptiles and other amphibian species within the site boundary.
- **Bat transect surveys** of the development site are recommended. Bat transect surveys must follow the guidance given within the BCT Good Practice Guidelines 2023 (4th Edition).

A reptile refugia survey has been undertaken within the site boundary during autumn 2024. The refugia survey found a good population of slow worm and low population of grass snake to be present.

Dormouse surveys commenced in August 2024. Checks of the nest tubes deployed across the site have been undertaken in August, September and October. No evidence of the presence of dormouse has been found during the survey effort so far. Nest tube checks are scheduled for November 2024, April and May 2025.

Bat transect surveys have commenced in October 2024. The first walked transect and five day period of static monitoring have been undertaken. Bat activity was observed during the walked transect along the tree lines that bound the site. Analysis of the static data has not been undertaken at this time. Further periods of transect survey work are scheduled for spring and summer 2025.

Best Wishes

Ash Harris
Director
Ecological Services Ltd

Signed: Ash Harris Date: October 2024