

COYNE ENVIRONMENTAL LTD

**Bincknoll Cottage
Chaddington Lane
Royal Wootton Bassett
SN4 8QT**



Preliminary Roost Assessment

September 2025

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INTRODUCTION

Coyne Environmental Ltd has been instructed to carry out an ecological study of Bincknoll Cottage, Chaddington Lane, Royal Wootton Bassett, SN4 8QT, Wiltshire. It is proposed to undertake a Preliminary Roost Assessment (PRA). This is to establish the potential presence or absence of bats (European Protected Species) for extensions of the dwelling, to be submitted to Wiltshire Council for approval.

From the survey and analysis of the ecological assessment, it will be possible to review the proposals, to ascertain what measures are needed to achieve a satisfactory result for the environment. The PEA will enable the Local Planning Authority (LPA) to consider the impact of the proposal on any sensitive ecology. It can then discharge its legal obligations under the "Conservation of Habitats and Species Regulations (2018) and any Outline Mitigation and Compensation Strategy" if required.



Kennth Coyne is a qualified Ecologist with over 40 years' experience in the environmental field. This includes being a licence bat worker (Bat Licence 2015-15943-CLS-CLS). The initial Ecological Assessment survey was undertaken on the 6th of August 2025 in good weather conditions 19°C, sunny, dry.

LOCATION

Bincknoll Cottage is a detached dwelling in a large garden. This is in a rural area with a small group of other houses, including Bincknoll House. The cottage is a period building, dating back to an original chapel with a drinking well still in the rear garden. It is set back from the access lane on a small green. The deserted hamlet of Bincknoll (pronounced "Bynol") is near to Bincknoll Castle (Ancient Monument) with Wroughton to the west and Broad Hinton to the north.

The Castle is a possible Iron Age univallate hillfort on the end of a triangular promontory escarpment beneath the Ridgeway. The steeply contoured sides provide excellent natural defences, with only the level lands to the south, offering easy access. Pottery found on site has been Roman or later in date. It is likely that Gilbert of Breteuil, acquired a block of manors, centred on Broad Hinton and built the castle to oversee them.

SITE

This is a period two storey dwelling, with converted loft. The main structure is of Cotswold stone of with clay tiled roofs, with various later extensions of rendered brick construction and pvc windows. Beside this is a modern double garage of rendered brick, with various sheds and discarded materials around it. In front of the cottage is a triangular grass green, partly mounded.

Gardens stretch around the property in a wide arc. These are principally of rough lawns and scattered trees, mainly fruit, with a boundary onto agricultural fields. Beside the rear of the dwelling is an informal terrace, with a raided ornamental pool and besides this the well from the time of chapel. Along the south boundary is a depression of the line of a dry stream, which would appear to have not had any flowing water for a long time. This part of the site is also a small, wooded copse leading out to further woodlands, beyond the site boundary.

AREA DESIGNATIONS

Management and protection of biodiversity within the UK planning system is set out through European and UK legislation. The Wildlife and Countryside Act (1981) is the main protection for wildlife. There is also legislation for specific species, Protection of Badgers Act 1992, Habitat Regulations 1994 Schedule 2 (European Protected Species), EU Habitats and Birds Directive and more general guidance, EU Biodiversity Strategy 2011-2020.



Bats are protected under Schedule 5 of the WCA. However, since 2007 the effective protection for bats now comes from Schedule 2 of the Conservation (Natural Habitats &c) Regulations 1994, which defines "European Protected Species " (EPS). All bats and their habitats are protected and must not be harmed in any way. It is an offence to disturb or harm a bat, or damage or obstruct access to a roost. This survey was undertaken in accordance with the Bat Conservation Trust (BCT), Good Practice Guidelines, 4th edition, 2023.

Wiltshire Council has a Natural Environment Plan and Climate Strategy (2022) including topics on the Environment Act 2021 and biodiversity net gain with a Green & Blue Infrastructure Strategy. The council is on track to meet its pledge to make Wiltshire Council carbon neutral by 2030 with investment in solar and renewable energy. The Wiltshire Biodiversity Act Plan (BAP) has been taken into consideration,

Chaddington Lane, is noted for its important verge habitats. The site is not in the Green Belt and there are no SSSIs, NNR and RAMSA sites in the search area.

ECOLOGICAL ASSESSMENT

A full Phase 1 Habitat Survey was not deemed necessary as this is a site which would appear to have only limited natural features. So, this study is an Ecological Note Assessment as a Walkover Survey of the ecology of the site. However, if the survey identifies any wildlife of significance, measures will be taken as set out in the JNCC guidance Handbook of Phase 1 Habitat Surveys (2010) and CIEEM Guidelines (2017).



An assessment for bats (European Protected Species) is the primary requirement for a PRA. However, as this is a dwelling with a converted loft space, this is not necessary. The external areas of the premises were inspected for any signs of bats., on windowsills and other openings. No bat droppings, wings (discarded meals) or signs of entry (urine stains, scratches) on walls or roof soffits / tiles, was found. In accordance with the Bat Conservation Trust 4th Ed. (2023) Guidelines and having regard to the Conservation of Habitats and Species Regulations 2017, the site is assessed to be a limited habitat for bats and a **negligible** potential as a roost site

Within the garden, there are mainly fruit trees two trees, with a few mature sycamore (*Acer pseudoplatanus*) and ash (*Fraxinus excelsior*), in the lawns. Along the boundary there is basically an area of bare ground with a few emergent weeds (*Urtica dioica*, *Rumex obtusifolius*, *Silene delicate*), the only ecology of note. More extensive vegetation around the dry stream area is groups of ash with hornbeam (*Carpinus betulus*), hawthorn (*Crataegus monogyna*), elder (*Sambucus nigra*) and holly (*Ilex aquifolium*)

The area of the dry stream was inspected for any habitats or species particular to a riparian environment, but nothing specifically was observed. A few more moisture loving species, *Juncus effusus*, *Luzula campestris*, and *Tussilago farfara* noted. The heavy shade from the tree cover of ash, hornbeam and hawthorn, tended to limit more a diverse habitat.

No birds were observed, on the survey. The trees were inspected for any active bird's nests or nest building, but nothing was observed. Any proposed works near the vegetation should be avoided in the breeding season March -August. If active nests occur and emergency operations are necessary, they must not be undertaken until an ecologist has undertaken a bird nest transit inspection. The active nest must be zoned off by protective fencing and can only be continue when fledglings have departed from the nest, conformed by the appointed ecologist.



No wildlife was observed on the site survey, in the form of tracks, droppings or excavations (rabbits). There are more areas of natural vegetation beyond the property. The garden has only minimal ecological potential. The site is therefore assessed to have only a low value for wildlife in general.

BIODIVERSITY NET GAIN

The Environment Act 2021 has a mandatory require for Biodiversity Net Gain (BNG) on most developments of a minimum of 10%. As this project is only improvements to the existing structure it is exempt from the Act. However environmental enhancements will be required. These can be in the form of ecological enhancements such as native species planting, selected wild flora mixes and habitat creation in the form of bat and bird boxes.

CONCLUSION

Coyne Environmental Ltd has been instructed to undertake an ecological assessment of Bincknoll Cottage, Chaddington Lane, Royal Wootton Bassett, SN4 8QT. A Preliminary Roost Assessment (PRA) has been undertaken which found no ecology of significance including bats (EPS)

In my professional opinion it is assessment that the site will have only minimal effect on the environment. This study and the PRA Report should satisfy Wiltshire Council on ecology, and no further studies are required. On this basis the Application can be determined by the Local Planning Authority.

REFERENCES

Habitat Map
Site Plan
Proposal Map

[illegible]

key
red line
handing

Two (Insects)
(Grass)

 Madlain

Sharks

 Building

Dark
Surfing

White
Cross

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