



Land at Manor Farm, Collingbourne Kingston,
Marlborough, SN8 3SD.

Preliminary Ecological Appraisal



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The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

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Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

Summary

In August 2025, All Ecology was commissioned to undertake a Preliminary Ecological Appraisal of part of a grass field at Manor Farm, Collingbourne Kingston, Marlborough, SN8 3SD. The site is part of an improved grassland field which is rotationally grazed by cattle. The parcel of grassland is surrounded by the remainder of the grass field and a gravel track. The local landscape is a mosaic of grassland and arable fields interspersed by small pockets of woodland.

The site is the subject of a proposed planning application for a new residential dwelling with associated access.

The effect of the development has been considered and key constraints identified. The site composed of common habitats that are of low ecological value. Any impacts as a result of loss/changes to these habitats are considered to be low.

The site provides limited potential habitat for fauna. The following require further consideration/action.

Bats – Recommendations for lighting and enhancements are suggested.

Birds – The grassland field may be utilised by ground nesting birds. Vegetation clearance should be scheduled to commence outside the bird nesting season of March – August. Works within this period should be preceded by a nesting bird survey.

Mammals – Mammals may pass through the site and precautionary methods of working should be followed.

Contents

Summary	1
Contents	2
1.0 Introduction	3
Background	3
Objectives and Aim	3
Site Location	3
Aerial Photograph	4
2.0 Methodology	5
Personnel	5
Desk Survey	5
Field Survey	5
Valuation of Ecological Features	6
Nomenclature	6
Limitations	6
3.0 Results	7
Field Survey	7
4.0 Development Constraints and Recommendations	10
Development Proposals	10
Habitats	10
Fauna	10
5.0 References	12

1.0 Introduction

Background

- 1.1 In August 2025, All Ecology was commissioned to undertake a Preliminary Ecological Appraisal of part of a grass field at Manor Farm, Collingbourne Kingston, Marlborough, SN8 3SD. The site consists of an improved grassland field which is rotationally grazed by cattle. The parcel of grassland is surrounded by the remainder of the grass field and a gravel track. The local landscape is a mosaic of grassland and arable fields interspersed by small pockets of woodland.
- 1.2 The site is the subject of a proposed planning application for a new residential dwelling with associated access.

Objectives and Aim

- 1.3 The main objectives and aim of the survey were to identify features of ecological interest, undertake a basic search of habitats present for evidence of use, or potential use, by protected species, and to identify any other possible ecological constraints to the proposed redevelopment.

Site Location



Figure 1: Site location plan.

Aerial Photograph



Figure 2: Aerial view.

2.0 Methodology

Personnel

- 2.1 The survey was carried out by Laura Dent BSc Hons MCIEEM, an ecologist with over 10 years' experience working as a consultant who holds a Class 2 Bat Licence (all species, all counties, Class Licence Registration No. 2017-32855-CLS-CLS). The work was overseen by James Godbeer BSc Hons MCIEEM, an ecologist with over 18 years' experience working as a consultant. James has extensive experience of managing environmental contracts, and particular experience in surveying, assessment and mitigation for rare and protected species. He has considerable knowledge of the development and planning process including Ecological Impact Assessments, sustainable ecological design and he has completed ecology chapters of Environmental Statements. James holds a number of protected species licences including bats (all species, all counties, Class Licence Registration No. 2015-12313-CLS-CLS), and Great Crested Newts (Class Licence Registration No. 2019-44282-CLS-CLS). He has successfully obtained European Protected Species mitigation licences for a number of bat species including Lesser Horseshoe, Greater Horseshoe, Serotine, Brown Long-eared, Common Pipistrelle and Natterer's bats, for a number of roost types including maternity and hibernation sites.

Desk Survey

- 2.2 Online OS maps and aerial photographs were inspected for the presence of ponds within 250 m of the site.

Field Survey

Habitats

- 2.3 The site was visited on the 11th August 2025 and surveyed in accordance with the Joint Nature Conservation Committee (JNCC) Phase I Habitat Survey methodology (JNCC, 2010). In addition to Phase I, UK Habitat Classification (UKHab) methodology was also used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable (UKHab Ltd, 2023). Details of current management and habitat condition have also been recorded where appropriate.
- 2.4 This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential that might warrant further study.
- 2.5 The presence/absence of injurious and legally controlled weeds was also determined.

Fauna

- 2.6 The habitats present on the site were searched for signs of animal activity. The trees were assessed for their potential to support bat roosts by visually inspecting them from the ground using binoculars and high-powered torches where appropriate. Potential roosting features such as gaps, holes, cavities or splits were recorded and then inspected where possible for signs of bats, which including grease/urine stains, scratch marks, droppings or the bats themselves.
- 2.7 There were no buildings or tree on site to be inspected for potential bat roosting features.

- 2.8 The site and surroundings, for a minimum distance of 30 m where access was available, were searched for signs of Badgers. These include setts, latrines, dung pits, snuffle marks or hairs caught in hedges or on fencing.
- 2.9 Incidental observations of invertebrates and birds were recorded and a search made for any signs of previous nesting.
- 2.10 Any refuges on site such as logs or other debris were lifted and inspected for reptiles and amphibians. In regards to Great Crested Newts, there were no ponds within 250m to be subject to a Habitat Suitability Index (HSI) Assessment.

Valuation of Ecological Features

- 2.11 The valuation process used in this report follows the Guidelines for Ecological Impact Assessment in the UK and Ireland from the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).
- 2.12 The value of areas of habitat and plant communities has been measured against published criteria where available. Biodiversity Action Plans (BAPs) have been searched to identify whether action has been taken to protect all areas of a particular habitat and to identify current factors causing loss and decline of particular habitats. The presence of injurious and legally controlled weeds has also been taken into account.
- 2.13 When assigning a level of value to a species, its distribution and status (including a consideration of trends based on available historic records) has been taken into account. Other factors influencing the value of a species are: legal protection, rarity and Species Action Plans (SAPs). Guidance, where it is available, for the identification of populations of sufficient size for them to be considered of national or international importance has also been taken into account.

Nomenclature

- 2.14 The English name only of flora and fauna species is given in the main text of this report; however, scientific names are used for invertebrates where no English name is available. Vascular plants and charophytes follow the nomenclature of The Botanical Society for the British Isles (BSBI) 2007 database (BSBI, 2007) with all other flora and fauna following the Nameserver facility of the National Biodiversity Network Species Dictionary (<http://www.nhm.ac.uk/nbn/>), which is managed by the Natural History Museum.

Limitations

- 2.15 There were no limitations to undertaking the survey in accordance with the stated methodology.

3.0 Results

Field Survey

3.1 The following table presents a description of the habitats present.

Table 1: Details of habitats present on and bordering the site.

Habitats	Description
Improved grassland (g4 modified grassland)	The majority of the site consists of improved grassland which is dominated by Perennial Rye-grass with abundant White Clover and Red Clover, occasional Cock's-foot and Broad-leaved Dock and rare occurrences of Timothy, Ribwort Plantain, Common Chicory and Creeping Buttercup.
Hard standing (u1b – Developed land; sealed surface)	The area of grass field is accessed by a chalk and gravel track. There were three chalk piles within the grassland.



1: Site consists of short improved grassland.



2: Gravel access track.

Fauna

3.2 The following table assesses the potential for other protected species to be present.

Table 2: Protected Species Assessment

Fauna	Description
Bats	Potential for roosting: None. There are no trees or buildings on site. Immediate surroundings: The site is surrounded by the remainder of the improved grassland field which does not have any hedges or tree along the field boundaries. Connectivity: There is a pocket of woodland approximately 60 m north of the field but this is not connected to the site by any linear vegetation or trees. There are two lines of trees

	approximately 40 m southeast of the site which lead towards a second pocket of woodland, but these lines of trees are also not connected to the site by any linear vegetation or trees. Wider Landscape: The local area consists of a mosaic of grass and arable fields interspersed by pockets of woodland which may be used by a range of bat species. Potential for presence on site and site value: The open improved grassland on site is poor bat foraging habitat that is poorly connected to other suitable habitat. Any activity is expected to be very limited.
Badgers	Habitats: The site consists of improved grassland which provides sub-optimal foraging habitat for Badgers. The site and immediate surroundings were searched for evidence of Badgers such as latrines, digging and setts, of which none was found. Presence/absence: Badgers likely to be generally absent from the site.
Other Mammals	Habitats: The majority of the site consists of improved grassland which had a tall sward but lacked in structure and provides minimal opportunities for mammals. The site was searched for mammal burrows of which none were found and the site does not provide any potential for other protected or notable species. There are no watercourses on or adjacent to the site. Presence/absence: Protected or notable species are expected to be absent.
Birds	Foraging and Nesting Habitats: The improved grassland may be utilized for limited foraging by common species. Any nesting opportunities are limited to ground nesting birds such as Skylarks. No evidence of previous or current nesting was observed and no Skylarks could be heard or seen at the time of survey. Presence/absence: Ground nesting birds may utilize the site.
Reptiles	Habitats: The site consists of improved grassland which had a long sward but this lacked in structure, is subject to rotational grazing and was surrounded by short grazed grassland fields that do not connect to optimal reptile habitats. Presence/absence: Likely to be absent.
Amphibian	Terrestrial Habitats: The site consists of improved grassland which had a long sward but this lacked in structure and was surrounded by short grazed grassland fields that do not connect to optimal amphibian habitats. Aquatic Habitats: None present on site. There are no ponds within 250 m of the site. There is a slurry bed approximately 87 m northwest of the site but this is not suitable for amphibians and not subject to a Habitat Suitability Index (HSI) Assessment.  3: Slurry bed.

	Presence/absence: Amphibians likely to be absent.
Invertebrates	Habitats: The improved grass provides low quality habitat for invertebrates. Presence/absence: Limited numbers of common invertebrates are expected to be present. The potential for notable species to be present is negligible.

4.0 Development Constraints and Recommendations

Development Proposals

- 4.1 The site is the subject of a proposed planning application for a new residential dwelling with associated access.

Habitats

- 4.2 The habitats on site are common, of low ecological value and easy to replace. Any impacts as a result of loss/changes to these habitats in terms of their vegetation, and the surrounding area are considered to be negligible.
- 4.3 Where new areas of habitat are to be created consideration should be given to the seeding of these areas using appropriate seed mixes. Where possible these seeds should be locally sourced to support the genetic integrity of local wild plant populations. Where new trees or shrubs are to be planted, native tree and shrub species should be used as these are most beneficial to invertebrates, and many also produce seeds, nuts and berries that are food for native mammals and birds. Planting of non-native plant species should be limited to those that are not invasive and should prioritise those that provide a good source of nectar for invertebrates.

Fauna

Bats

- 4.4 The site currently provides poor bat foraging habitat. The proposed new residential garden will provide new bat foraging habitats and the landscape proposals include planting of new trees and dense planting offsite (within client ownership) to promote screening. These new habitats will improve bat foraging and commuting habitat within the local landscape.
- 4.5 New lighting should be designed to limit disturbance of foraging, commuting and potentially roosting bats, and other nocturnal wildlife. Measures should include the use of lighting only where absolutely necessary utilising highly directional warm white LED lighting, an example being down spots at 2.5 m high using warm white (2700 K) 8W LED lamps, 550 lumens, 35 degree beam angle. These could be individually activated by PIR sensors on a 1 minute cut off to further reduce their impacts. These will assist in lighting only the areas where lighting is required and minimising light spill either directly or through reflected light.
- 4.6 The site could be enhanced for bats by installing bat boxes, such as the Beaumaris Woodstone bat box, on the new house, at the apices of the gable ends, to provide new roosting opportunities for bats.

Badgers and other mammals

- 4.7 Badgers will likely be generally absent but may pass through on occasion as may other common mammals such as Hedgehogs. As a precaution it is recommended that during the construction phase of the project any trenches and other excavations are back-filled before nightfall or a ramp left to allow animals to easily exit, and any open pipes larger than 150 mm should be capped off overnight.

Birds

- 4.8 The grassland field provides potential for ground nesting birds. The site was surveyed within the bird nesting season of March – August and no current or disused bird nests were found; however, birds may nest on site in the future.
- 4.9 All nesting birds are protected under The Wildlife and Countryside Act 1981 (and amendments). The proposals for the site will result in the loss of a small area of grassland with the remainder of the grassland field and surrounding grassland fields to be retained. These will continue to provide opportunities for ground nesting birds with the loss of the small area of grassland for the proposed new dwelling unlikely to have a significant effect on ground nesting birds in the local landscape. No further surveys are recommended at this time but as a precaution it is recommended that any works that will impact upon nesting habitats be carried out outside of the bird-nesting season of March to August. Where this is not possible, the grassland would need to be surveyed for ground nesting birds by a suitably qualified ecologist prior to works. If they are found, then the nest and surrounding habitat must remain intact until the young have fledged.
- 4.10 The proposed development should include enhancements for nesting and foraging birds to generally enhance the site. It is recommended that any new planting on site should concentrate on species that are native to the area and ideally produce a range of seeds and berries at varying times of the year. Nectar rich plants could also be used to encourage invertebrates on to the site, which in turn provide food for birds as well as other species such as bats.
- 4.11 The new house will provide a good opportunity to enhance the site for birds and the following options could be explored for inclusion on the sides of the building:
- Nest boxes for Swifts could be incorporated into the eaves. These not only provide nesting sites for Swifts but can also be used by other species such as House Sparrows and Starlings.
 - House Martin nests could be provided under the eaves or on the north to east sides of the building.
 - Individual boxes, such as the Schwegler Bird Home 1MR, could also be installed at a height of at least 2 m.
 - Groups of multiple small bird boxes could also be installed at a height of at least 2 m to provide nesting sites for birds such as House Sparrows

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