

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist

Introduction

Project Details

HalpinRobbins Limited was commissioned to undertake a site visit and produce a Technical Note in support of a planning application to extend the existing poultry sheds at Oakstone Farm in line with the recently amended Trowbridge and Westbury Bat Mitigation Strategy (TWBMS).

The site is located at Bratton Road, West Ashton, Trowbridge BA14 6AX, at Grid Reference ST 89934 54231, hereafter referred to as ‘the site’. The site has been previously assessed as part of a complete ecological assessment by HalpinRobbins (Report Ref: 01.132.006.02 Oakstone Report Building Extensions) and Acorus (Report Ref: Oakstone Farm PEA 2025 V1).

Methodology

Desk Study

A data search was previously carried out by Acorus (Report Ref: Oakstone Farm PEA 2025 V1). This included geographic information on key statutory designated nature conservation sites and other ecological features of relevance to the site; obtained from the web-based DEFRA resource Multi-Agency Geographic Information for the Countryside (MAGIC)(re-confirmed by HalpinRobbins); and biological records from the Wiltshire and Swindon Biological Records Centre (WSBRC), comprising protected and notable species records and Non-Statutory Nature Conservation Designations within a 2km radius of the site.

Site Survey

A site visit to assess the impacts of the proposals against the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) was undertaken on 8 October 2025 by Miranda Maybank, Ecologist, Qualifying CIEEM.

Site Survey Results, Impacts & Recommendations

Desk Study

Oakstone Farm lies within the Yellow Medium Risk Bat Sensitivity Zone for Trowbridge and Westbury.

The TWBMS states that:

“The yellow medium risk zone represents the areas where habitat has been shown to be of importance, or is highly likely to be of importance, for Bechstein’s, greater horseshoe and / or lesser horseshoe bat. It will be expected that habitat features of importance for greater horseshoe, lesser

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist

Site Survey Results, Impacts & Recommendations

horseshoe and Bechstein's bat, including roosts, foraging areas and commuting routes, are retained and enhanced in-situ ensuring full functionality...Factors such as light levels, noise etc. will need careful design to demonstrate that they will have limited impact".

"Development within the yellow medium risk zone will be expected to firstly, fully mitigate on site for the loss of habitat by ensuring no net loss, to be demonstrated by use of an established metric (preferably the Statutory Biodiversity Metric or subsequent version) based on best practice. This is notwithstanding the need to adhere to Biodiversity Net Gain (BNG) requirements. The council's ecology team may, in certain instances, deem that the submission of a completed biodiversity metric alongside a planning application within the yellow medium risk zone is not critical for the purposes of ensuring compliance with the TWBMS and this would be decided on a case-by-case basis".

The TWBMS also states that Greenfield sites may also be subject to a financial contribution to the LPA; this is not deemed to be relevant to this site.

Survey Results

Roosting:

There are no suitable roosting features for bats within the site. The barns were assessed as Negligible by Acorus and this assessment was re-confirmed by the visit by Halpin Robbins in October 2025. There are no other suitable roosting features on site. Therefore, there are no direct impacts to bats and their places of roost protected under the TWBMS via the proposed extension of the existing buildings on site.

Mature trees that surround the site may have suitable features for roosting bats (Acorus Report Ref: Oakstone Farm PEA 2025 V1). These could be indirectly impacted via an increase of lighting on site. No increase in lighting on site is proposed. Existing external lighting has been re-directed downwards, as noted during the site visit, in order to further comply with the TWBMS. A limited amount of lighting is required on-site, for access and safety purposes, which is on a motion-sensor trigger.

Foraging and commuting:

The site itself is dominated by mown modified grassland, bare soil and temporary storage structures (Figure 1) providing low-negligible value for foraging bats.

The proposed extensions will therefore have negligible impact on the foraging and commuting ability of the bats protected under the TWBMS.

Trees and hedgerows which border the site provide moderate foraging and commuting value for bat species. These could be indirectly impacted via an increase of lighting on site. No increase in lighting on site is proposed.

No features with the potential to support bats are being impacted by the works. There are no impact pathways relevant to the TWBMS.

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist

Site Survey Results, Impacts & Recommendations

Impacts and Recommendations

Habitats:

No significant vegetation clearance is anticipated to enable access to the site in its current state. Works should be undertaken in a manner which minimises impacts to habitats including; removing the minimum amount of vegetation required to complete the works; and retention and protection of trees currently around the boundaries of the site.

Lighting:

Artificial illumination of the site during and post works has the potential to disturb foraging and commuting bats and damage retained habitats in the absence of mitigation.

A sensitive lighting strategy will be implemented into the construction and operational phases of the development to avoid impacts to bats arising from increases in artificial illumination. The strategy will include:

- No illumination above the current lux levels, or above 0.5lux, to all retained hedgerows and trees to provide dark corridors through and around the site during construction and operations stage.
- Limiting works to daylight hours, to avoid the use of artificial lighting.

Additional Considerations

Protected species	Maintain a watching brief for protected and notable species during works, in the unlikely event that a protected species is discovered; great crested newt, reptile, nesting bird, hazel dormouse, water vole, otter, badger, or bat without the supervision of an ecologist, all works should cease until an ecologist has been contacted.
Biosecurity	Biosecurity control measures should be taken to ensure that the transfer of any biosecurity risks, such as biological pathogens and invasive species, is avoided. There is a danger that pathogens and/or invasive species could be introduced to the site. Therefore, good practice is recommended; this could include boot cleaning stations, a wheel wash and promoting these and other measures during site inductions.

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist

Additional Considerations	
	No works will be undertaken outside the pre-determined area. Ensure vehicles/machinery enter/leave the site through the designated site entrance.
Pollution	The principle is to avoid increasing phosphates, toxins and excessive run-off that could then lead to pollution into adjacent areas. During construction, the following procedures should be observed: • Ensure that machinery is washed down in the appropriate area before leaving the site. • Ensure the machinery is recently serviced and in good working order. • Ensure plant and machinery only enter and leaves the site through the designated site entrance. • Ensure waste materials and equipment are removed safely from the site by a licensed contractor if appropriate. • Welfare facilities should be self-contained and emptied in an appropriate facility offsite.

Relevant Wildlife Legislation	
Bats	British bat species are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill or injure bats or damage or destroy a place of shelter or protection. Deliberate or reckless disturbance of bats which could affect the ability of any significant group of animals to survive, breed, rear or nurture their young may also result in an offence.
UK Priority Species/ Habitats	UK Priority Species/Habitats are those that have been identified as being the most threatened and requiring conservation action.

Validity of report
Reports are generally valid between 12-18 months, reports between 18 months and 3 years will require an updated site walkover to see if anything has changed which may require updating survey (s). Reports more than 3 years old are unlikely to still be valid and surveys are likely to need updating.

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist

Site Photos



Plate 1. Area for proposed extension A (Figure 1.)



Plate 2. Area for proposed extension A (Figure 1.)



Plate 3. Area for proposed extension B (Figure 1.)



Plate 4. Area for proposed extension B (Figure 1.)



Plate 5. Area for proposed extension C (Figure 1.)



Plate 6. Entrance into site.

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist

References

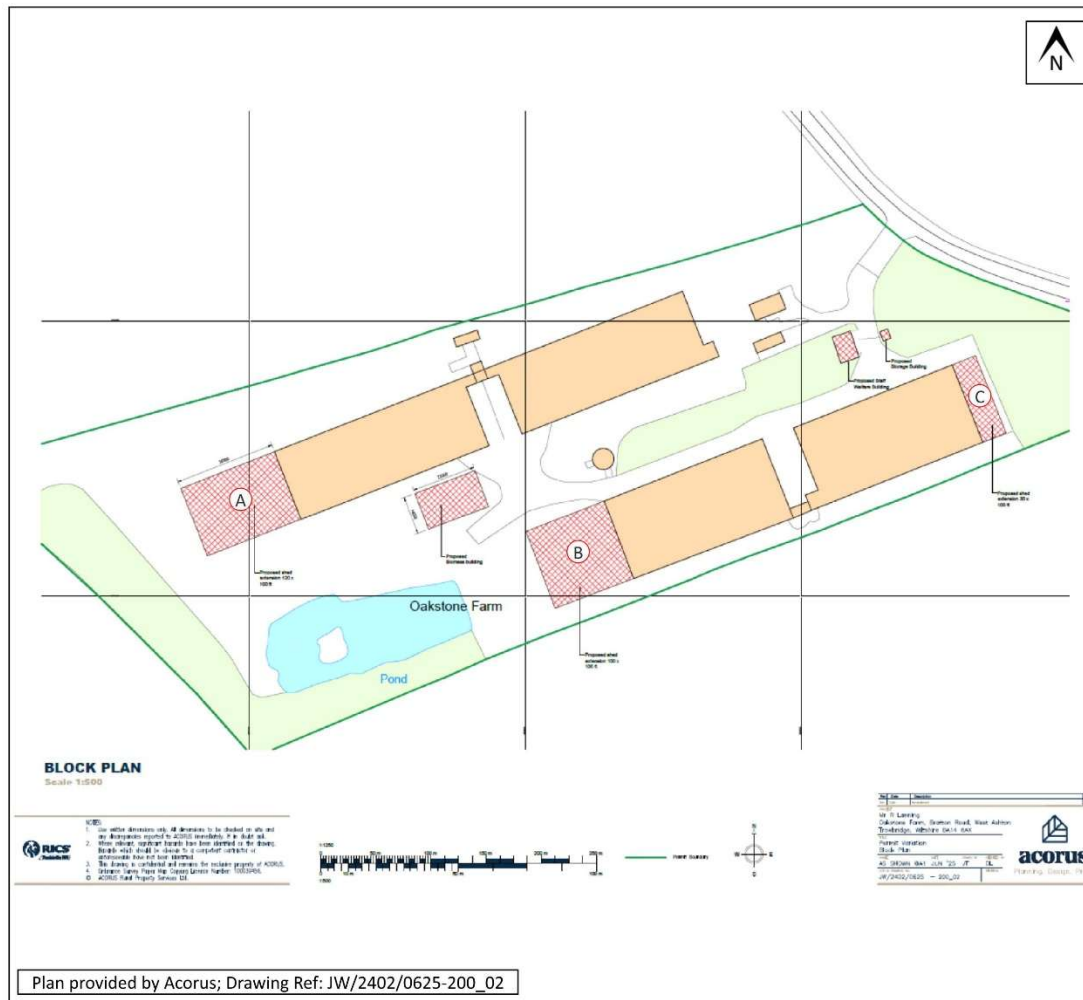
Ecological Appraisal Report & Bat Roost Assessment. January 2025. Acorus Rural Property Services Ltd.

Trowbridge and Westbury Bat Mitigation Strategy (TWBMS). July 2025. Wiltshire Council.

Magic Maps. 2025. Accessed: <https://magic.defra.gov.uk/MagicMap.aspx>

UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist



HalpinRobbins
Ecological & Environmental Services

Suite 12, Swallow Court,
Devonshire Gate, Tiverton
Devon EX16 7EJ
01823 299066
info@halpinrobbins.co.uk
www.halpinrobbins.co.uk

Key:

- Proposed building extensions (A-C)

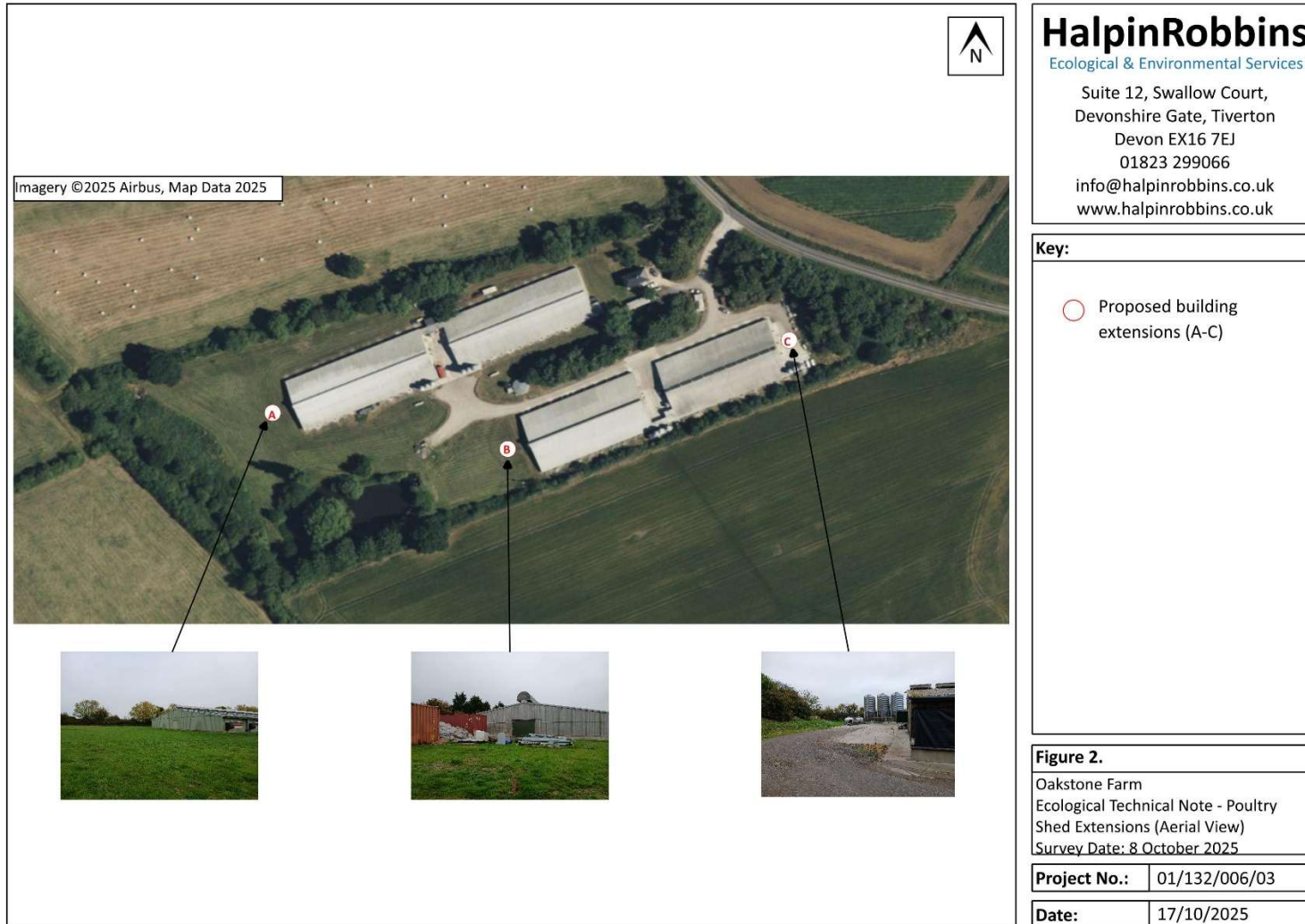
Figure 1.

Oakstone Farm
Ecological Technical Note - Poultry
Shed Extensions
Survey Date: 8 October 2025

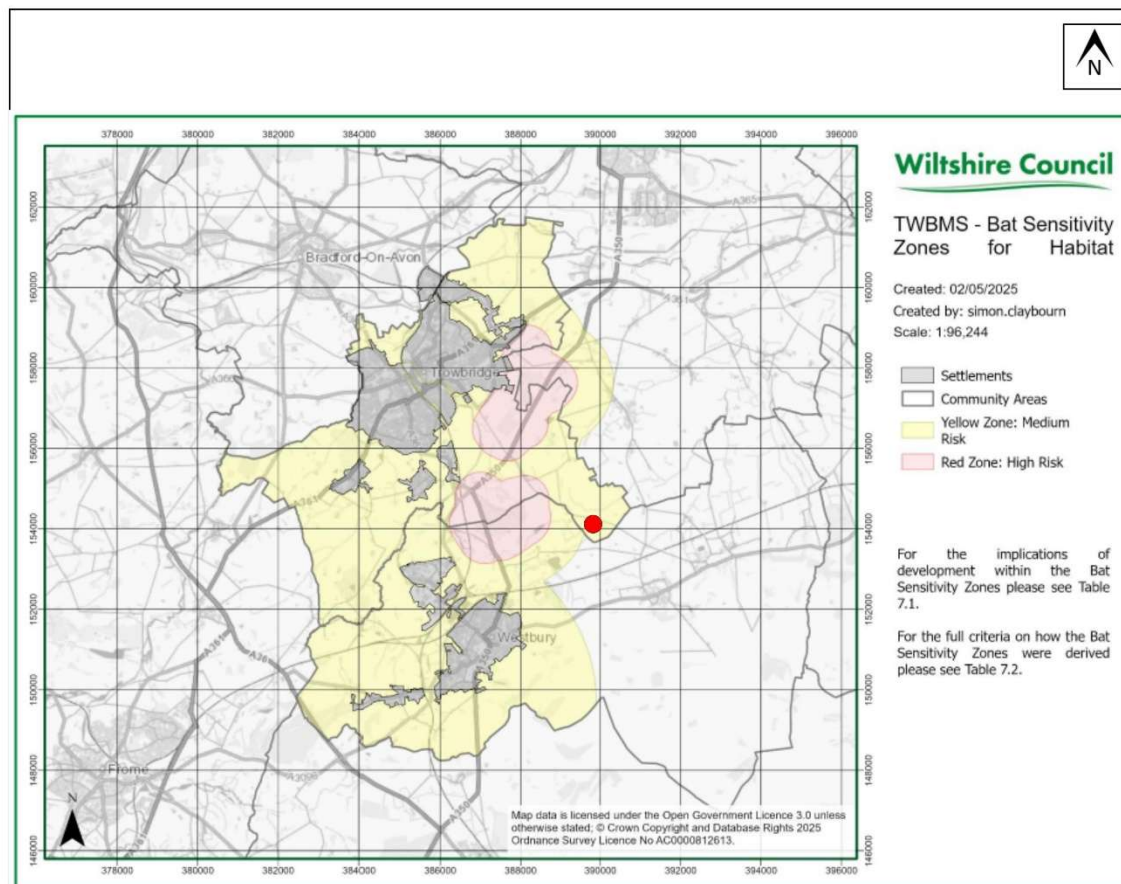
Project No.: 01/132/006/03

Date: 15/10/2025

Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist



Project name:	Oakstone: Ecological Technical Note – Shed Extensions	Project No:	01/132/006/03
Site/work location:	Grid Reference: ST 89934 54231 Oakstone Farm, Bratton Road, West Ashton, Trowbridge BA14 6AX		
Issue Date:	22 October 2025	Author:	Miranda Maybank, Ecologist



HalpinRobbins

Ecological & Environmental Services

Suite 12, Swallow Court,
Devonshire Gate, Tiverton
Devon EX16 7EJ
01823 299066
info@halpinrobbins.co.uk
www.halpinrobbins.co.uk

Key:

● Location of site

Figure 3.

Oakstone Farm
Ecological Technical Note - Location of
Site within the TWBMS
Survey Date: 8 October 2025

Project No.: 01/132/006/03

Date: 17/10/2025