

Preliminary Roost Assessment

September 2025

Mays Farm, 25 The Street, Hullavington



Document Status & Approval for Issue	
Document Version	Rev A – 23 rd September 2025 (DRAFT)
	Rev B – 25 th September 2025 (FINAL)
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Table of Contents

1.	INTRODUCTION.....	1
	BRIEF	1
	SCOPE	1
	THE SITE	1
	PROPOSALS	2
	APPLICABLE NATURE CONSERVATION RELATED LEGISLATION AND PLANNING POLICY.....	2
	COMPETENCE.....	3
2.	METHODOLOGY	4
	ASSESSMENT METHODOLOGY	4
	DESK STUDY	4
	BUILDING INSPECTION.....	4
	SURVEY LIMITATIONS AND CONSTRAINTS	5
3.	RESULTS	6
	DESK STUDY	6
	HISTORY OF THE SITE	7
	CONTEXT OF THE SITE	7
	BAT ECOLOGICAL SCOPING SURVEY.....	8
4.	RECOMMENDATIONS.....	11
	TARGETED SURVEY WORK	11
5.	SUMMARY	13
6.	REFERENCES	14
	FIGURES & APPENDICES.....	15
	APPENDIX 1 – SWINDON BOROUGH LOCAL PLAN 2026 (ADOPTED 2015)	17
	APPENDIX 2 – LEGAL AND TECHNICAL LIMITATIONS.....	20
	APPENDIX 3 – SURVEY PHOTOGRAPHY	22

Executive Summary

A Preliminary Roost Assessment (PRA) was undertaken on a single-storey stone and timber barn at 25 The Street, Hullavington, to inform proposed conversion works. The structure is in poor condition, open-sided and draughty, with a corrugated metal roof and areas of ivy growth on the northern gable.

Seven potential roost features (PRFs) were identified, including cracks and mortar gaps in stonework, a ridge gap and a gap beneath the barge board. All features were shallow and exposed, and after inspection with an endoscope, were deemed thermodynamically unstable. No evidence of bats was recorded during the inspection and the barn is assessed as offering low suitability for roosting bats overall, with only limited potential for occasional opportunistic use.

Further activity surveys are not considered proportionate. Works should proceed under a non-licensed precautionary working method statement (PWMS). A licensed ecologist should undertake endoscope checks of all identified features immediately prior to and during works, with repeat inspections if the works extend over multiple days. In the event that bats or fresh evidence are discovered, works must stop and an EPS licence obtained from Natural England before continuing.

To provide ecological enhancement, integrated crevice features will be incorporated within retained stonework, together with a minimum of three external bat boxes installed on nearby trees or structures. Any new external lighting must be designed in line with Bat Conservation Trust/ILP guidance to avoid light spill onto retained habitats and linear features.

Evidence of nesting birds was also recorded, including an inactive house sparrow nest and an active wood pigeon nest. If works take place during the bird breeding season (March–August inclusive), a nesting bird check must be undertaken within 48 hours of commencement, and appropriate buffers applied around any active nests until young have fledged.

1. Introduction

Brief

- 1.1 BlueJay Ecology Ltd was commissioned by by Ian Sullivan Architecture Ltd to undertake a Preliminary Roost Assessment (PRA) of an open barn at 25 The Street, Hullavington, in support of proposed conversion works (hereafter referred to as 'the Site').
- 1.2 Given the condition and age of the building, a Preliminary Roost Assessment (PRA) was requested by the Local Planning Authority to determine whether the proposed conversion from an open barn to a residential dwelling could impact roosting bats.

Scope

- 1.3 The purpose of this PRA is to obtain and assess information on constraints and opportunities of suitable roosts that may be presented to the proposals, to support a planning application. Advice on further actions to address constraints and maximize opportunities to enable the proposals to proceed in accordance with nature conservation legislation and policy is also provided.

The Site

- 1.4 The building is located in Mays Farm, 25 The Street, Hullavington SN14 6DP, within the county of Wiltshire (OS Grid Reference: ST 89627 81976).
- 1.5 The building is a single-storey agricultural barn of Cotswold stone and timber construction with a pitched corrugated metal sheet roof. It is open-sided, draughty, and in poor condition, with ivy encroachment on the northern gable end.
- 1.6 No external lighting is present on the building, and the surrounding ground is rough and unmanaged with no formal hardstanding.
- 1.7 The Site lies on the southern edge of Hullavington village, within a predominantly agricultural landscape. It is surrounded by arable farmland and open countryside, with Hullavington Airfield located immediately to the south and the A429 to the east. The wider area is characterised by large arable fields, hedgerows, and occasional woodland blocks, with scattered agricultural buildings. The nearest settlement is Hullavington itself, which adjoins the Site to the north. The closest large towns of Chippenham, approximately 7 km to the south, and Swindon, approximately 20 km to the east.

Proposals

- 1.8 The proposals involve the conversion of the existing agricultural barn to a dwellinghouse (Use Class C3) under the provisions of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Zone of Influence (Zoi)

- 1.9 To define the spatial scope of the ecological appraisal it was necessary to predict the likely Zone of Influence (ZOI) of any development of the Site.
- 1.10 The ZOI of a proposed development is defined in CIEEM's ecological impact assessment (EclA) guidelines as '*...the areas/(ecological) resources that may be affected by the biophysical changes caused by activities associated with a project*'.
- 1.11 It is considered that in most cases the ZOI of the re-development proposals are unlikely to extend beyond the site boundary and immediately adjacent habitats. The following specific exception could apply:
- Where changes to habitats and environmental conditions on site may impact upon bat roost within the local area due to increased lighting or loss of commuting/foraging habitat on site, upon which local roost(s) may be dependent.
- 1.12 The Zone of Influence (ZOI) for the proposal is confined to the land within the red line boundary.

Applicable Nature Conservation Related Legislation and Planning Policy

- 1.13 Throughout this report, relevant legislation, policy directives, and local and national Biodiversity Action Plans (BAPs) are cited as needed. The report clarifies their relevance and application in the corresponding sections.
- 1.14 The relevant articles of legislation are:
- The National Planning Policy Framework (NPPF, 2021).
 - ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2021).
 - The Conservation of Habitats and Species Regulations 2017 (as amended).
 - Wildlife and Countryside Act 1981 (as amended).
 - The Natural Environment and Rural Communities Act 2006.

- Dorset Biodiversity Appraisal Protocol (DBAP)

- 1.15 The Hullavington Neighbourhood Development Plan (2019) has been considered as part of this assessment. However, the plan does not contain policies directly relating to biodiversity or the conservation of protected species
- 1.16 The local planning policies considered relevant are Core Policy 50, 51 and 52 of the Wiltshire Core Strategy (2015). Details of each policy are provided in **Appendix 1**.

Competence

- 1.17 This report has been prepared by Jay Allen, Principal Ecologist at BlueJay Ecology Ltd, with over 12 years of experience in a diverse range of ecological projects, including extended Phase 1 Habitat Surveys, Phase 2 surveys for protected species, and protected species license implementation. Jay is an Associate member of CIEEM (ACIEEM) and holds Natural England and Natural Resources Wales licences to survey for Great Crested Newt *Triturus cristatus*, Hazel Dormouse *Muscardinus avellanarius*, Smooth Snake *Coronella austriaca*, and Sand Lizard *Lacerta agilis*.

2. Methodology

Assessment Methodology

- 2.1 A PRA comprises two main elements: 1) A desktop review of the bat ecological and policy context; and 2) an inspection of the different bat roost features on Site and, where possible, any other areas likely to be affected.
- 2.2 The assessment methodology and general approach adopted in this report is in line with the Bat Surveys for Professional Ecologists Guideline for Preliminary Roost Assessment (Collins *et al* 2023).

Desk Study

- 2.3 A desk study was carried out prior to visiting the Site to assess potential bat habitats on Site and in the surrounding area. This was achieved by examining maps, online aerial photography and through the interrogation of the freely available online source. A series of modern and historic maps were also examined to assist in understanding the derivation of the habitats present.
- 2.4 A 1:25,000 OS map was used to locate nearby features such as ponds or green corridors that could provide bat habitat or connectivity to other areas, as well as Google Earth, to study the evolution of the Site.
- 2.5 The Wiltshire and Swindon Biological Records Centre (WSBRC) was also commissioned to carry out a search of Bat species records and priority habitats within 2km of the Site.

Building Inspection

- 2.6 A Preliminary Roosting Assessment of the Site was undertaken on the morning of Wednesday 20th August 2025, by Laura Kahane MRSB BSc (Hons) MRes (Class licence CL18 (Bats) 2020-45059-CLS-CLS) of BlueJay Ecology Ltd. The survey was undertaken under optimal weather conditions (20°C; cloud cover of 40%; no rain; no wind).
- 2.7 The interior of the barn was fully accessible and systematically inspected for evidence of bat activity. As there is no loft void, the vaulted internal roof and wall structures were examined in detail. The inspection focused on identifying direct evidence of use, including droppings, feeding remains, urine staining, scratch marks, and any live or dead bats. Light ingress was noted to help identify possible access routes into the structure. All inspections were carried out using high-powered torches, and an endoscope was used to investigate crevices within timber joints and gaps between structural elements that could not be visually confirmed.

- 2.8 The exterior of the building was systematically inspected for evidence of bat roosting using high-powered torches and binoculars. All accessible elevations were assessed for potential roost features (PRFs) such as lifted roof sheets, cracks in brickwork, gaps around structural joins, and ivy-covered sections. The inspection focused on identifying field signs including bat droppings, staining, scratch marks, and feeding remains, with attention given to sheltered or elevated features that could support roosting activity.
- 2.9 Any droppings that were found were collected and sent for DNA analysis.

Survey Limitations and Constraints

- 2.10 The bat external scoping is a preliminary view, based on observations made whilst completing the survey, predicting the likelihood of these species being present based on the suitability of habitats and known ranges. It should be noted that this is neither a full survey nor a definitive survey.
- 2.11 The data within the desk study is third party controlled, freely used within the report. BlueJay Ecology Ltd cannot be held liable for errors resulting from the use of this data set.
- 2.12 Access to the northeastern and northwestern elevations was partially restricted due to dense ivy cover and adjacent vegetation, limiting detailed inspection of some high-level features. All other external and internal areas were fully assessed.
- 2.13 See **Appendix 2** for general Legal and Technical Limitations which apply to this document.

3. Results

Desk Study

Designated Sites

- 3.1 Statutory designated sites are key ecological receptors and include Special Protection Areas (SPAs), Special Areas of Conservation (SACs), and RAMSAR Sites, all of international significance, as well as Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and National Nature Reserves (NNRs), which hold national importance.
- 3.2 Non statutory designated sites include Biodiversity Opportunity Area (BOA), Local Wildlife Sites (LWS), Roadside Verge Nature Reserves (RVNR) and Sites of Importance for Nature Conservation (SINCs) and do not receive special protection, but they are safeguarded by legislation and planning policies.
- 3.3 No statutory designated sites occur within 2 km of the search area. The nearest are Stanton St Quinton Quarry, 3.10 km to the south, and the Cotswolds AONB, 3.71 km to the west. The quarry is designated for geological interest and the AONB for landscape value; neither makes specific reference to bats within their citations.
- 3.4 The data search identified three non-statutory designated sites within 2 km of the site boundary. These comprise Stanton Park LWS located 821 m south, Stock Wood LWS 1.75 km south, and Kingway Barn Meadows LWS 1.91 km east. All three sites are designated for their ancient semi-natural woodland and associated habitats. No specific reference to bats was found within the available site citations, though these habitats likely provide suitable foraging and roosting opportunities.

Bat Species

- 3.5 The data search returned 32 bat records within 2 km of the application boundary. The most frequently recorded species were Common Pipistrelle *Pipistrellus pipistrellus* (last recorded in 2023). While some records are relatively recent, many are older and may not fully reflect current site usage; 17 of the 32 bat records were dated after 2015. The details are shown in **Table 3.1**.

Table 3.1 – Bat Records Returned from Data Search within 2 km of the Application Boundary

Taxon	Common Name	Most Recent	Count
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	2023	10
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	2019	2
<i>Plecotus auritus</i>	Brown Long-eared Bat	2002	2
<i>Plecotus sp.</i>	Long-eared Bat species	2019	2

<i>Eptesicus serotinus</i>	Serotine	2023	3
<i>Nyctalus noctula</i>	Noctule	2023	2
<i>Nyctalus sp.</i>	Nyctalus Bat species	2019	2
<i>Barbastella barbastellus</i>	Barbastelle	2019	1
<i>Myotis nattereri</i>	Natterer's Bat	2018	2
<i>Myotis daubentonii</i>	Daubenton's Bat	2023	1
<i>Myotis sp.</i>	Myotis Bat species	2023	2
<i>Rhinolophus ferrumequinum</i>	Greater Horseshoe Bat	2019	1
<i>Rhinolophus hipposideros</i>	Lesser Horseshoe Bat	2019	1
<i>Pipistrellus sp.</i>	Pipistrelle Bat species	2018	1

- 3.6 No records are present within the Site itself.
- 3.7 Six records of confirmed bat roosts were returned within 2 km of the site boundary, comprising Serotine (2013), Natterer's Bat (1994), Brown Long-eared Bat (1998 and 2002), Pipistrelle. (2018), and Common Pipistrelle (2019). All roost records were provided with reduced grid references or locations withheld due to sensitivity, and therefore the precise locations are not known.
- 3.8 One granted bat mitigation licence was returned within 2 km of the site boundary. This licence (Ref: 2018-33919-EPS-MIT) relates to Brown Long-eared and is located approximately 222 m south of the site.

History of the Site

- 3.9 Historic mapping (OS National Grid, 1949–1974) shows a building in the same location and footprint as the current structure, indicating it has been present for approximately 50–70 years and is likely the original building. Earlier mapping shows the site, along with the land now occupied by houses to the north and west, as fields associated with Mays Farm.

Context of the Site

Overview of the Habitats

- 3.10 The barn lies on the southern edge of Hullavington, immediately adjacent to the residential gardens to the north. These gardens are bounded by intact hedgerows and mature trees, Around the barn and directly south and east of the barn are arable fields, with patches of scrub and unmanaged vegetation occurring around the structure itself.
- 3.11 A description of structures present on Site are given in **Table 3.2.**

Table 3.2 – Buildings Description

Building Reference	External/Internal	Description
B1	External	Structure The structure is a single-storey detached agricultural barn with a rectangular footprint, constructed of Cotswold stone with timber elements. The building is open-sided, with solid stone gable ends and a rear wall to the northeast. The stonework shows visible signs of weathering, with cracks and mortar gaps, particularly where buddleia has encroached into the western elevation. Roof – dual-pitched and covered with corrugated metal sheeting, which is unlined and contains several holes close to the ridge, leaving the structure draughty and not watertight. The internal roof frame is supported by exposed timber beams. Facias and Soffits – There are no fascias or soffits. Gutters and downpipes are absent. Windows and Doors - The barn has no glazed windows. Openings include a timber-framed access point on the southern elevation, with additional partially enclosed gaps and cracks within the stonework. External Lighting – No external lighting is present on the barn. Condition: The structure is in poor condition and no longer in use. The roof and walls remain intact, though signs of decay and vegetation ingress, most notably ivy established on the northern gable end, are evident.

Bat Ecological Scoping Survey

Structures

- 3.12 The building underwent a Preliminary Roost Assessment (PRA), to assess their potential suitability for bat roosting. **Table 3.3** below gives a summary of possible bat features for the building.

Table 3.3 – Summary of Bat Features

Building Reference	PRF Suitability	External / Internal	Description of Feature
B1	Low	External	Externally, seven potential roost features (PRFs) were identified. These comprise a gap into the ridge at the southern end, a gap beneath the barge board on the southern gable, and two large cracks and mortar gaps within the stonework on the western rear wall where buddleia has encroached into the eaves. These features are shallow and partially exposed to light and weather, offering limited shelter. Overall, their suitability for roosting bats is considered low.
		Internal	Internally, no suitable crevice features were present. The barn is open-sided, unlined, and heavily lit, with high levels of draught and no enclosed voids. Exposed roof timbers provided only shallow ledges with no stable microclimate. While these may be used occasionally as feeding perches, roosting opportunities are

			very limited
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Habitat Assessment

- 3.13 The barn is situated on the southern edge of Hullavington village, immediately adjacent to the termination of residential gardens. These gardens, together with intact boundary hedgerows, patches of scrub, and scattered mature trees, provide structurally diverse habitats that support invertebrate prey. In combination with nearby woodland blocks within the surrounding farmland, the landscape surrounding the barn is assessed as offering high suitability for bat foraging.
- 3.14 The barn appears well positioned within potential commuting corridors. The line of gardens to the north links directly into hedgerows, treelines, and woodland blocks across the farmland, forming continuous linear features that connect the village to the wider countryside. Together with the low levels of artificial lighting, this area is assessed as providing high suitability for commuting bats.

Results

- 3.15 The building is assessed as having low suitability for roosting bats, based on the limited number and condition of potential roost features. No direct evidence of bats was recorded during the survey. Occasional use for feeding perches cannot be ruled out, but the structure lacks features typically associated with regular day or maternity roosts.
- 3.16 A total of seven potential roost features (PRFs) were identified. Externally, these comprised a gap into the ridge at the southern end, a gap beneath the barge board on the southern gable, and two large cracks and mortar gaps within the stonework of the western rear wall, where buddleia has encroached into the eaves. Internally, exposed beams provided minor ledges and shallow crevices, though these were unlined and subject to high levels of light.
- 3.17 After thorough inspection, including assessment of the size, extent and condition of the features (using an endoscope where feasible), these PRFs were deemed thermodynamically unstable. Shallow gaps on the southern elevation were directly exposed to sunlight, while those on the northern and western elevations were open to cold air movement. As such, the features provide limited shelter and lack the enclosed, stable conditions typically favoured by roosting bats.
- 3.18 No features providing the enclosed, stable microclimatic conditions required for bat hibernation (Collins et al., 2023) were identified. The gaps and fissures present were generally shallow (≤ 10 cm) and exposed, offering little insulation

from external conditions. The open-sided design of the barn results in high levels of light and air movement, limiting temperature and humidity stability within the structure.

- 3.19 Inspection of the northern and northeastern elevations was constrained by dense vegetation, and the presence of additional minor features cannot be fully discounted. However, no concealed voids, soffits, or enclosed roof spaces were observed, and the open-vaulted corrugated roof construction restricts the availability of stable internal roosting opportunities. Overall, the building is assessed as offering low suitability for roosting bats.
- 3.20 No features suitable for hibernation were identified within the building. The shallow gaps and exposed crevices lacked the depth and insulation required to buffer against external temperature fluctuations, while the open-sided design of the barn resulted in high levels of light ingress, draught and humidity variation. The unlined corrugated metal roof provided no enclosed or thermally stable voids, and no cavities or concealed spaces were present within the stonework or timber structure. As such, the building is assessed as having negligible potential to support hibernating bats.

4. Recommendations

Targeted Survey Work

- 4.1 The identified PRFs, including gaps within stonework, the ridge line and barge boards, are shallow and exposed, and following closer inspection with an endoscope were found to be thermodynamically unstable. Such features lack the thermal stability and protection typically required to support sustained roost use and are therefore only likely to accommodate occasional opportunistic day-roosting by individual bats.
- 4.2 Given this context, the likelihood of detecting bats through traditional dusk or dawn survey methods is very low, as the chances of a bat being present on any given survey night are remote (Bat Conservation Trust, 2023). Emergence surveys would therefore represent a disproportionate use of resources and are unlikely to alter the ecological assessment. To ensure that any residual risk is appropriately managed, a precautionary approach is recommended, delivered under a non-licensed Precautionary Working Method Statement (PWMS).
- 4.3 Immediately prior to and during works affecting the identified features, a suitably qualified and licensed ecologist will be present to undertake targeted checks with an endoscope and high-powered torch. This provides a direct and reliable method of confirming whether bats are present (CIEEM, 2019). Any dismantling or repair works will then proceed in a controlled manner under ecological supervision. Should works extend beyond one day, repeat inspections will be carried out at the start of each shift.
- 4.4 In the event that a bat or fresh field signs are encountered, works will stop immediately and the appropriate licensing route will be agreed with Natural England before resuming.
- 4.5 All species of bat present in the UK receive full protection under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Therefore, a European Protected Species Licence will be required to enable works to lawfully proceed if bats are found.
- 4.6 Enhancements will include the incorporation of integrated crevice features within retained stonework and the installation of a minimum of three external bat boxes on nearby trees or structures, positioned 3–6 m above ground with north- to west-facing aspects.
- 4.7 Existing boundary vegetation and hedgerows will be retained and protected, maintaining dark linear corridors across the site. Any new external lighting will

follow Bat Conservation Trust and Institution of Lighting Professionals guidance (BCT & ILP, 2023), ensuring roost features and linear habitat remain unlit.

5. Summary

- 5.1 The building is surrounded by high-quality foraging and commuting habitat at the village edge, with strong linear connectivity via gardens, hedgerows, tree lines and nearby woodland blocks, and limited artificial lighting.
- 5.2 Internal inspection recorded no evidence of bats. Mouse droppings were present. All observed PRFs were shallow and exposed, and the internal space is open-sided, unlined and well lit.
- 5.3 The building is assessed as having low roost suitability overall due to the limited availability and condition of PRFs and the thermodynamically unstable nature of the features. Further activity surveys are not considered proportionate. Instead, works should proceed under a non-licensed PWMS with endoscope inspection of all accessible PRFs by a suitably licensed ecologist immediately prior to, and during, their removal or repair (with repeat checks at the start of each work period).
- 5.4 Evidence of nesting birds was recorded, including an inactive house sparrow *Passer domesticus* nest within the rafters and an active wood pigeon *Columba palumbus* nest within buddleia on the rear stone wall. The building and associated vegetation also provide suitable opportunities for other passerines.
- 5.5 If works are scheduled during the main bird breeding season (March–August inclusive), a targeted nesting bird check should be undertaken by a suitably qualified ecologist no more than 48 hours prior to commencement, covering the building fabric (including stonework cavities and rafters) and all associated vegetation (including buddleia and ivy). If an active nest is found, an exclusion buffer should be established (typically ≥ 5 m for small passerines, increased if required to avoid disturbance) and works to that area postponed until nesting has ceased and young have fledged.

6. References

Bat Conservation Trust & Institution of Lighting Professionals (2023) *Guidance Note GN08/23 Bats and Artificial Lighting at Night*

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

Bat Conservation Trust (2024). Species Information Sheets. Available at: <https://www.bats.org.uk> (Accessed: August 2025)

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CIEEM (2019) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. 2nd edn. Winchester: Chartered Institute of Ecology and Environmental Management.

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FIGURES & APPENDICES

Figures

Figure 1 – Site Layout

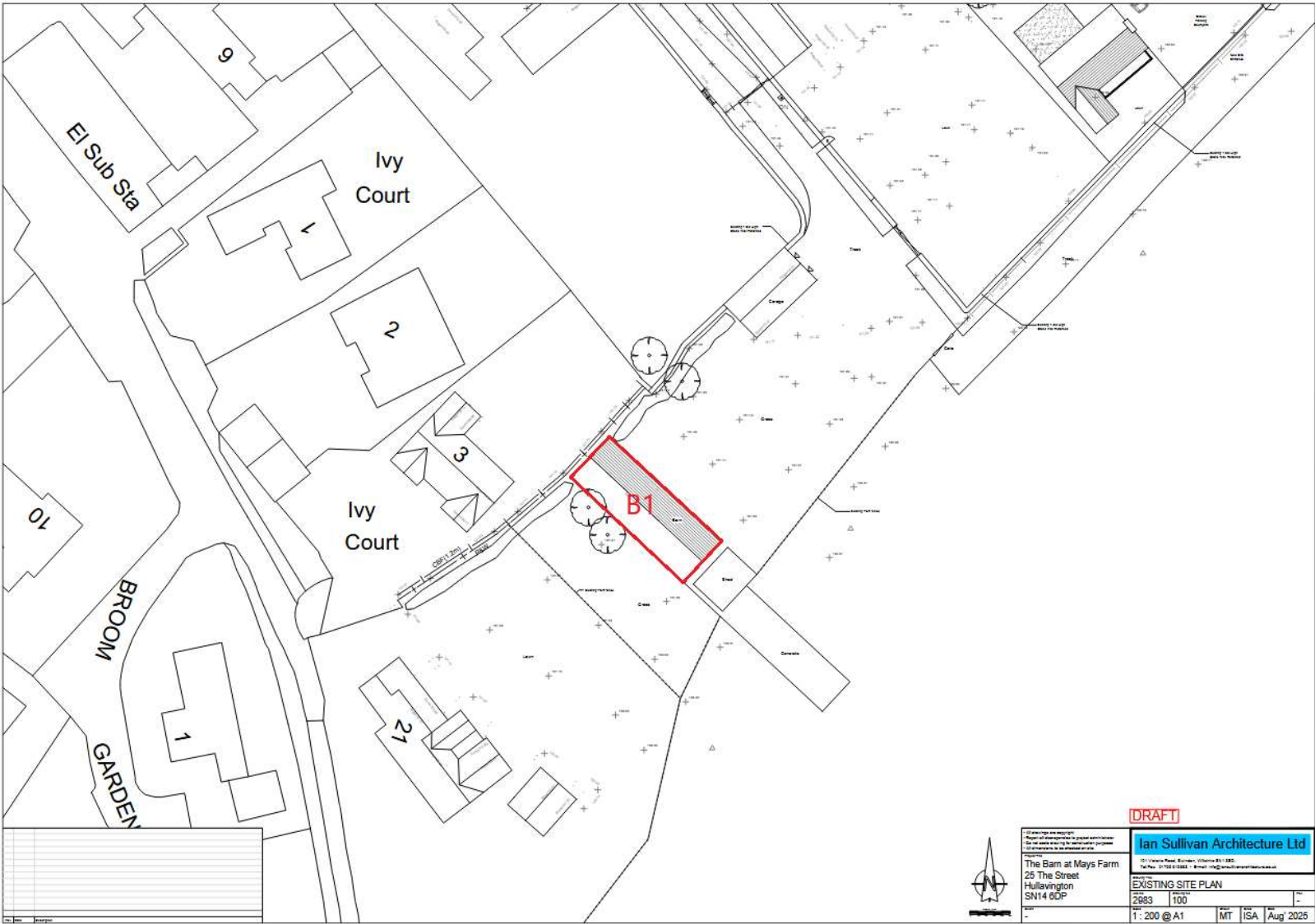
Appendices

Appendix 1 – Key Legislative Provisions and Policies of Relevance

Appendix 2 – Legal and Technical Limitations

Appendix 3 – Survey Photography

FIGURE 1 – Location of Building



APPENDIX 1 – Wiltshire Core Strategy (2015)

Core Policy 50 – Biodiversity and Geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75–6.77 above where possible; otherwise, bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. Cannot reasonably be avoided.
- ii. Are reduced as far as possible.

- iii. Are outweighed by other planning considerations in the public interest.
- iv. Where appropriate, compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 51 – Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.

In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

Core Policy 52 – Green Infrastructure

Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. Retain and enhance existing on-site green infrastructure.
- ii. Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards.
- iii. Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development.
- iv. Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy.
- v. Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high-quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

APPENDIX 2 – Legal and Technical Limitations

- This report has been prepared by BlueJay Ecology Ltd with all reasonable skill, care, and diligence as required by the terms of the contract agreed with the Client. It is based upon the information provided to us by the Client and other relevant sources made available at the time of its preparation. BlueJay Ecology Ltd makes no further warranty, expressed or implied, regarding the completeness or accuracy of the professional advice provided within this report, or any other associated services we may have delivered.
- This report and its contents are provided solely for the use of the Client and are confidential. Except where submission to the Local Planning Authority is required in connection with a planning application, and solely for the purpose of the Authority publishing the report on the planning portal, this report must not be disclosed, reproduced, or distributed to any third party without the prior written consent of BlueJay Ecology Ltd.
- Publication of this report on the planning portal by the Local Planning Authority does not confer any right of use, reliance, or ownership on any third party. BlueJay Ecology Ltd accepts no duty of care, responsibility, or liability to any party other than the Client in respect of the whole or any part of the contents of this report. Any third party who chooses to access, use, or rely upon this report, whether via the planning portal or otherwise, does so entirely at their own risk.
- This report shall not be relied upon by any party other than the Client without the express written agreement of BlueJay Ecology Ltd.
- The assessments and conclusions set out in this report are based upon the understanding that the sites and facilities evaluated will continue to be used for their current, stated purpose without significant alteration. Should any material change to the use or development of the site occur, BlueJay Ecology Ltd reserves the right to review and potentially revise the findings of this report considering such changes.
- It should be noted that while BlueJay Ecology Ltd strives to provide accurate and reliable advice, this report does not constitute legal advice, and as such, the Client is advised to seek independent legal counsel where matters of law are concerned. Professional legal advice may be necessary to fully understand the legal implications of the ecological findings and recommendations set out herein.
- The ecological assessments within this report are founded on field surveys and data that were accurate at the time of collection. These findings, however, should not be considered reliable beyond a maximum period of two years from the date of the original surveys. The dynamic nature of ecological systems means that changes can occur rapidly, including the colonization of the site by species that were absent during the initial survey period.
- The findings and recommendations in this report have been derived using factual information from third-party maps, databases, and documents. BlueJay Ecology Ltd disclaims any liability for inaccuracies or errors contained in these external sources of information and assumes no responsibility for the consequences of relying on this data.
- While considerable effort has been made to represent the location of ecological features with precision, BlueJay Ecology Ltd advises that the exact position of mapped features

should not be solely relied upon for design or decision-making purposes without ground verification.

- It is important to recognize that the distribution and presence of flora and fauna are inherently variable. A single survey visit provides only a snapshot in time and may not capture all species present on the site. Survey results can be influenced by numerous factors, including the time of year, prevailing weather conditions, and specific survey methodologies. Although thorough efforts were undertaken to document indicators of protected, rare, and notable species within and around the site, there remains the possibility that some species went undetected.
- Any activities or interventions recommended within this report should be undertaken in compliance with applicable health and safety regulations. BlueJay Ecology Ltd recommends that a comprehensive risk assessment is carried out prior to the initiation of any works to ensure that they meet all required safety standards and procedures.
- All conclusions, recommendations, and opinions expressed in this report are based on BlueJay Ecology Ltd.'s current professional knowledge, as well as our interpretation of existing UK ecological standards, codes of practice, and legislation at the time of writing. We emphasize that changes in relevant legislation, policy, or best practice guidelines could potentially impact the validity of the findings herein. BlueJay Ecology Ltd assumes no responsibility to update or revise the content of this report in response to such changes unless specifically instructed to do so by the Client.

APPENDIX 3 – Survey Photography

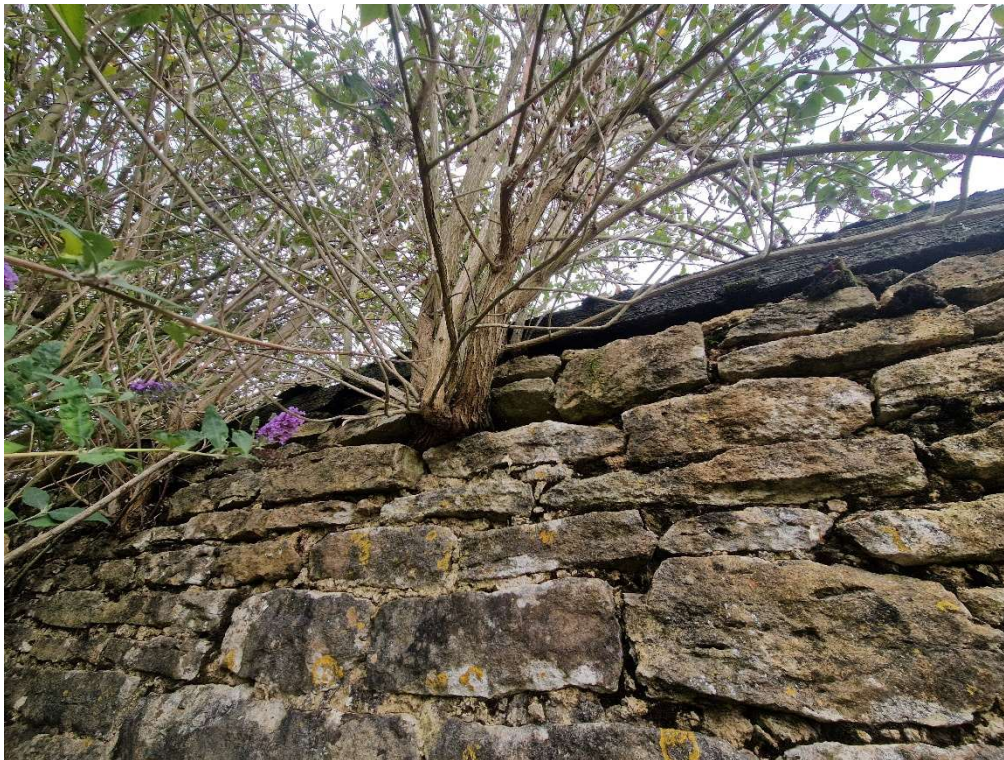
Internal view of barn



Internal view of barn



Gaps in stonework



Gaps beneath Bargeboard



Gaps beneath Bargeboard



Gap into the ridge at the southern end



Aerial view of barn showing corrugated metal roof



Aerial view of barn showing corrugated metal roof

