

Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

Monksfield, Monkton Farleigh, Bradford on Avon, BA15 2QH

Client:

Emma Evans

Report date:

13/10/2025

Project:

This report has been produced to support a planning application for Wiltshire Council. The development is described as: *'Reroof of the main house and demolition and rebuild of existing garage'*.

PEA Survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

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The field survey was undertaken by Laurence Wills ACIEEM, BSc (Hons), Senior Ecologist. Laurence has 4 years’ experience completing Preliminary Ecological Appraisal and Preliminary Roost Assessments and holds a Natural England Class 2 bat licence (licence number available on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
15/07/2025	16	71	30	3.17	None
Report Validity					
This report is considered valid for a period of 18 months in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys.					
Limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood and the known distribution of species as recovered during the searches of historical biological records.					
A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					
Executive Summary					
Further Surveys required to inform the planning application					
Bats	Bat emergence and re-entry surveys.				
Recommended Mitigation/Compensation Requirements					
Invasive / non-native species	Himalayan cotoneaster and buddleia removal from the site and safe disposal recommended.				
Invertebrates	Ecological enhancement proposed.				
Bats	Lighting mitigation proposed.				
Birds	Ecological Enhancement proposed.				
Badgers	Precautionary Working Methods to be applied during site preparation and construction.				
Hedgehogs	Precautionary Working Methods to be applied during site preparation and construction, ecological enhancement proposed.				

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the Project Ecologist for advice. A site location plan in Appendix A, a site habitat plan in Appendix B, and site photographs in Appendix C. Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).
Site context	
	The site is located at the northern end of Monkton Farleigh, Wiltshire (national grid reference: ST 80439 65567). The site comprises a two-storey detached residential building with an attached garage, and amenity gardens located to the front and rear. A small ornamental pond is present within the rear garden, with areas of introduced shrub planting along the borders and scattered mature trees throughout. The amenity garden extends to the southeast of the property, and a hedgerow forms the northern boundary in this section. Directly north of the site are agricultural fields, with residential properties situated to the south. Scattered mature trees line the lane to the north, and a network of well-connected hedgerows is present within the local landscape. A notable area of woodland is located approximately 880m to the west. The site and surrounding environment are considered to provide optimal potential for supporting a range of wildlife. The site contains a 'native hedgerow' which is listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Other habitats within the site have low ecological value. Notable habitats are present within 2km.
Habitats and flora	
<i>Survey Results</i>	<i>Habitats recorded on site (redline boundary) include:</i> • u1b – Developed land; sealed surface • u (847) – Introduced shrub

	• g4 (108, 32) – Modified grassland (frequently mown, scattered trees) • h2a6 (11) – Other native hedgerow (hedgerow with trees) • r1 (46) – Ornamental pond A description of each habitat type is provided below with photos shown in Appendix C and locations of the habitats illustrated on the site plan in Appendix B: <u>u1d – Developed land; sealed surface</u> Areas of concrete hardstanding comprising a driveway is located within the southwest of the site. A detached two storey property is present within the centre of the site, with an attached single storey garage (full building descriptions provided within the ‘Bats’ section). An amenity patio area is also located to the rear of the main house. <u>u (847) – Introduced shrub</u> Areas of introduced shrubs are located mainly around the borders of the site, comprising bedding plants. Although no native species of interest were recorded, buddleia <i>Buddleja davidii</i> and Himalayan cotoneaster <i>Cotoneaster simonsii</i> are present. Both species are noted for their invasive nature and Himalayan cotoneaster is a non-native invasive species listed within Schedule 9 of the Wildlife and Countryside Act. (1981) (as amended). <u>g4 (108, 32) – Modified grassland (frequently mown, scattered trees)</u> Areas of modified grassland comprising a rear and front garden is present on site. The species diversity within the habitat is considered low, although nine vascular species are recorded, less than 6 species are present per m². The sward height is not varied, due to regular maintenance. There are no areas of scrub located within the grassland and areas of physical damage do not make up any more than 5% of the total area. Areas of bare ground are no more than 10% of the total area, and no invasive non-native species are present.
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	Species present within the habitat include red fescue <i>Festuca rubra</i> (A), annual meadow-grass <i>Poa annua</i> (A), perennial ryegrass <i>Lolium perenne</i> (A), cock's foot <i>Dactylis glomerata</i> (F), white clover <i>Trifolium repens</i> (F), meadow buttercup <i>Ranunculus acris</i> (F), spear thistle <i>Cirsium vulgare</i> (O), dandelion spp. <i>Taraxacum</i> spp. (O), and primrose <i>Primula vulgaris</i> (R). Scattered mature trees are present onsite comprising apple <i>Malus domestica</i>, oak <i>Quercus robur</i>, hazel <i>Corylus avellana</i>, holly <i>Ilex aquifolium</i>, holm oak <i>Quercus ilex</i>, and magnolia <i>Magnolia</i> spp. <u>h2a6 (11) – Other native hedgerow (hedgerow with trees)</u> A native hedgerow is present on site. H1 is located along the southeast boundary. H1 measures ~35m in length and is dominated by hazel <i>Corylus avellana</i> (D), with only ivy <i>Hedera helix</i> (F), bramble <i>Rubus fruticosus</i> (F), common nettle <i>Urtica dioica</i> (F), herb Robert <i>Geranium robertianum</i> (O), and lords-and-ladies <i>Arum maculatum</i> (R) recorded at the base layer. The hedgerow height and width are more than 1.5m, with no gaps between the ground and base canopies throughout the hedge length. Due to maintenance on the adjacent grassland, undisturbed vegetation is not present along the hedgerow length. No invasive non-native species were recorded within the hedgerow or base layer. Two mature hazel trees are present within the hedgerow. Due to the hedgerow length of over 20m and over 80% of the hedge comprising native woody species, H1 is considered to qualify as a UK BAP Priority Habitat. A Hedgerow Regulations (1997) assessment was not undertaken on the hedgerow due to it residing in residential curtilage. <u>r1 (46) – Ornamental pond</u> An ornamental pond located within the northeast section of the site. The pond is man-made and has vertical artificial boundaries around the perimeter. The pond measures approximately 3m². A high level of ornamental aquatic species are present, including pond lilies, covering the majority of the available surface water.
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	<i>The Surrounding Landscape</i> A review of the Multi Agency Geographic Information for the Countryside (MAGIC) database was completed to determine the presence of protected and/ or notable habitats within 2km of the site. Protected and/ or notable habitats recorded within 2km and their nearest distance from the site are detailed below. • National Forest - ~150m east • UK Priority Habitat: Deciduous Woodland - ~150m east • Ancient Woodland - ~910m north • UK Priority Habitat: Lowland Meadows - ~1.1km north • UK Priority Habitat: Lowland Calcareous Grassland - ~1.2km west
<i>Foreseen Impacts</i>	<i>The Site</i> The grassland and introduced shrubs are considered common and widespread both locally and nationally. Although the hedgerow did not qualify as important under the Hedgerow Regulations (1997) assessment, it is considered to qualify as UKBAP Priority Habitats. All habitats on site will be retained and therefore no impacts are foreseen. <i>The Surrounding Landscape</i> Due to the distance between the site and nearest notable habitat, impacts to protected and/ or notable habitats in the wider landscape are considered unlikely.
<i>Recommendations</i>	<i>Further Surveys</i> A Biodiversity Net Gain (BNG) Assessment will not be required, as the application qualifies as a 'householder' application. There will also not be any impact to habitats on site and therefore mandatory 10% habitat net gain will not be required.

Designated Sites	
Survey Results	Statutory designated sites A 2km radius data search for the presence of statutory designations has been undertaken using the MAGIC database. The below designated sites are located on or within 2km of the site: • National Landscape (AONB) – On site • Bath and Bradford on Avon Bats SAC– ~880m west • Brown's Folly SSSI – ~880m west • Inwood, Warleigh SSSI – ~1.6km south The site is also situated within Brown's Folly SSSI impact zone. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. However, the small impacts proposed on the site would deem a local search not necessary.
Foreseen Impacts	Statutory designated sites The application site is deemed a sufficient distance from the statutory sites that no direct impacts are anticipated. The proposed reroof and garage demolition will likely have very low impacts to the surrounding land. Due to the location of Bath and Bradford on Avon Bats SAC, the application is within the suggested consultation zone for the statutory site. The SAC is primarily designated for greater horseshoe and Bechstein's bats, which will utilise the surrounding landscape for commuting and foraging purposes. All vegetation/habitats onsite will be retained, however, impacts to commuting

	and foraging bats could occur, albeit limited, due to the installation of any artificial lighting as part of the proposed plans, if unmitigated.
<i>Recommendations</i>	<i>Bath and Bradford on Avon Bats SAC</i> To protect potential functionally linked land against the impacts of artificial lighting, a lighting mitigation plan must be followed. Any lighting installed will be minimal and will adhere to the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023). These specifications include (but are not limited to): • External lighting will be positioned to ensure that no light spills onto nearby vegetation, including mature trees. • All lighting fixtures will be free of ultraviolet (UV) components. Metal halide and compact fluorescent lamps will not be utilised. • LED lighting will be exclusively employed, offering sharp cut-off, lower intensity, excellent colour rendering, and dimming capabilities. • A warm white light source with a colour temperature of 2700 Kelvin or lower will be used to minimise the blue light component.
Invasive / non-native species	
<i>Survey results</i>	<i>Buddleia and Himalayan cotoneaster</i> <i>Buddleia Buddleja davidii</i> and Himalayan cotoneaster <i>Cotoneaster simonsii</i> were recorded within the introduced shrub in the north, west and south areas of the site (Appendix B). <i>Buddleia</i> is not recorded in Schedule 9 of the Wildlife and Countryside Act. (1981) (as amended), however, it is generally regarded as a species of concern for native flora due to its highly competitive nature and ability to outcompete native sources of nectar. It is acknowledged by the Department for Environment, Food & Rural Affairs (Defra) as a non-native species with invasive tendencies.

	Himalyan cotoneaster is recorded in Schedule 9 of the Wildlife and Countryside Act. (1981) (as amended) and therefore must not be allowed to spread into the wild. No other invasive/non-native species were recorded within the site.
<i>Foreseen impacts</i>	If either of these species are to be removed from the site, there is the possibility that cuttings could spread into the wild. This could lead to the development of additional plants and native flora being outcompeted and decrease native diversity across the area, with potential detrimental impacts to nectar sources for invertebrates.
<i>Recommendations</i>	If these plants will be removed, the foliage will be cut to stump level and either chipped on site or removed immediately and disposed of at an appropriate facility. The roots will then be pulled and either chipped or immediately removed to a disposal unit. The areas where the plants were located will then be monitored to ensure that no new growth appears. If new growth is recorded, the steps taken previously will be undertaken again and repeated until complete eradication of the plant from the site.
Invertebrates	
<i>Survey Findings</i>	The grassland, introduced shrub and hedgerow present on site provide common invertebrates with limited opportunities to forage and shelter. The onsite area contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	The habitats for invertebrates, albeit limited value, will be retained on site. There will therefore not be a loss of habitats for invertebrates post development.

Recommendations	Biodiversity enhancements The site could be enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates. Potting planters with incorporated solitary bee/pollinating habitats can also be sought and installed around the site next to vegetation, if required.								
Bats									
Survey Findings	Desk Study A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. The results of the search are provided in the table below: <table><tr><th>Bat species</th><th>Year licence obtained</th><th>Licence Activity</th><th>Distance from site</th></tr><tr><td>Common pipistrelle (<i>Pipistrellus pipistrellus</i>)</td><td>2014</td><td>Roost destruction</td><td>380m northeast</td></tr></table> A search for SAC sites specifically designated for bat species records Bath and Bradford on Avon Bats SAC within 10km of the site boundary (see above ‘Statutory Sites’ mitigation section for continued discussion). Foraging and commuting habitat Habitats recorded on site were assessed and considered to hold moderate potential for foraging and commuting bats due to the presence of linear features such as the hedgerow for commuting and grassland for foraging. The sites connectivity to the surrounding landscape is optimal due to the present of connecting mature lined trees within proximity.	Bat species	Year licence obtained	Licence Activity	Distance from site	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	2014	Roost destruction	380m northeast
Bat species	Year licence obtained	Licence Activity	Distance from site						
Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	2014	Roost destruction	380m northeast						

Roosting bats – Buildings/Structures

Two buildings are located on site that were assessed for their potential to support bats.

B1 – Main house

A detached two-storey house (B1) is located within the centre of the site. The building has been assessed for roosting bats inline with the Bat Conservation Trust Guidelines. A table is provided below with external building descriptions, with supporting photos provided in **Appendix D**:

<i>External</i>	<i>Internal (loft voids)</i>
• The two-storey detached house is constructed from stone elevations. • The roof is pitched and constructed from concrete roof and ridge tiles. • Wooden barge boards and soffits are present at the eaves. • Two internal chimneys are present with lead flashing. • uPVC windows and doors are present.	• A loft void is located within the building with the following features: • The roof is constructed from timber ridge, purlin and support strut beams. • The internal loft is lined with Bitumen 1F felt. • Fibreglass insulation is present with partial boarding. • A water tank/boiler system is present within the central area. • The loft void is 'L' shaped and the main section measures approximately; 14m in length, 7m in width and 2.1m in height. • The extending gable section within the northwest measures approximately; 4m in length, 7m in width and 2.1m in height.

B1 - Bat Evidence

Evidence of bat activity was recorded during the internal survey:

- A pile of approximately 50 bat droppings was recorded on the fibreglass insulation on the connecting section between the gable extension and the main loft.

	• A scattering of approximately 100 bat droppings were recorded on the fibreglass insulation throughout the extending gable section. • A scattering of approximately 500 bat droppings were recorded on the fibreglass insulation throughout the main loft void. The bat droppings were sent for DNA analysis and confirmed to belong to brown long-eared bats <i>Plecotus auritus</i> and serotine <i>Eptesicus serotinus</i> (Appendix D). <u>B1 - Potential Access Points / Roosting Provisions (supporting photos in Appendix D)</u> • <u>Gaps between the soffits and wall tops</u> – The gaps located on the front gable extension and side gable end provide adequate gaps for bats to access a space between the eaves and wall tops, which could act as a roosting provision for crevice dwelling bats, as well as providing direct access into the loft void for void dwelling species. • <u>Gaps within the soffits at the corners of the building</u> – Two open gaps are located on the northwest and northeast elevation soffit between the main roof and the extending gable end. The gap provides a potential roosting provision for crevice dwelling bats, as well as potential direct access into the loft void. • <u>Raised tiles around the chimney raised flashing</u> – Roof tiles around the chimney on the southeast elevation are raised, providing adequate gaps for crevice dwelling bats to roost between the tile and internal felt. The gap may also provide direct access into the loft void for void dwelling species. <u>B1 - Conclusion</u> The building has been assessed in line with the Bat Conservation Trust (BCT) guidelines and is confirmed to support roosting bats due to the presence of bat droppings within the loft void. The gaps on the external features and surrounding landscape are also considered to hold 'high' potential for bats.
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B2 – Garage

An attached single-storey garage (B2) is located to the southeast of the main house. The building has been assessed for roosting bats inline with the Bat Conservation Trust Guidelines. A table is provided below with external building descriptions, with supporting photos provided in **Appendix D**:

External	Internal (loft voids)
• The single storey garage is constructed from stone elevations. • A pitched roof is present with concrete roof and ridge tiles. • A small Bitumen felt roof is present between the building and the main house. • Wooden and uPVC barge boards are located at the eaves on the front and rear gable ends, with wooden fascia's at the eaves. • Two large up and over metal doors are present on the front elevation. • Wooden window and door frames are present.	• No internal loft void is present. • The roof is exposed from the floor. • The internal space measures approximately; 7m in length, 6m in width and 3.5m in height. • The roof is constructed from timber ridge, purlin and collar beams. • Bitumen 1F felt is located on the interior roof.

B2 - Bat Evidence

Evidence of bat activity was recorded during the external survey:

- A pile of approximately 50 bat droppings was recorded on the external windowsill on the rear of the building. The droppings were located directly underneath the wooden barge board.

The bat droppings were sent for DNA analysis and confirmed to belong to common pipistrelle *Pipistrellus pipistrellus* (Appendix D).

B2 - Potential Access Points / Roosting Provisions

	• <u>Gaps between the wooden barge boards and wall tops</u> – The gaps located on the rear gable end provide adequate gaps for bats to access a space between the eaves and wall tops, which could act as a roosting provision for crevice dwelling bats, as well as providing direct access along the roofing batons for further roosting opportunities between the felt and external roof tiles. <u>B2 - Conclusion</u> The building has been assessed in line with the Bat Conservation Trust (BCT) guidelines and is confirmed to support roosting bats due to the presence of bat droppings within the loft void. The gaps on the external features and surrounding landscape are also considered to hold 'moderate' potential for bats. <i>Roosting bats – trees</i> No Potential Roosting Features (PRF's) were recorded on the mature trees onsite. However, due to the restricted height access of the ground level survey and dense canopies of the trees within the treelines, the survey was limited and may have missed PRF beyond the scope of a ground search.
<i>Foreseen Impacts</i>	<i>Roosting bats – Buildings</i> The main house (B1) will be subject to a reroof and the garage will be demolished and reconstructed as part of the proposed plans. Bat species roosting within these building will therefore likely to be impacted during the removal/demolition stage of the development. <i>Roosting bats – Trees</i> Although no PRF's were recorded during the survey on the mature trees, the survey was limited due to the ground level restrictions and dense canopy cover. However, the mature trees onsite will be retained as part of the proposed plans and therefore no impacts are anticipated.

	<i>Foraging and commuting bats</i> The site is considered to hold 'moderate' potential for commuting and foraging bats. Any addition of artificial light as part of the proposed plans will likely impact the local bat population and may result in habitat fragmentation for commuting or foraging bats.
<i>Recommendations</i>	<i>Roosting bats – Buildings</i> The main house and garage have been confirmed to support bat species due to the presence of bat droppings within the internal void and external elevation. Three bat emergence/re-entry surveys are required on the buildings during the active bat season (May – September) to collect data on the number of bats utilising the property and identify the roost type. The data will also be used to inform a European Protected Species Licence (EPSL) application from Natural England, which will be required prior to construction. The EPSL will detail a mitigation plan to protect bat species during the construction work and compensate for any lost bat roosts to ensure that no net loss of habitats for bats occurs on site. The EPSL is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. A sub-optimal timing of early May and September for the surveys would require greater justification e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). Three surveyors, plus one additional NVA, are required to provide full coverage of the building's elevations to look for emerging/re-

	entering bats. Infrared cameras should also be employed as part of the survey to see where any specific roost locations are located. Roosting bats – Trees If any mature trees are to be removed, an updated roost assessment will be required to reassess the tree using access equipment to survey the tree at height. If PRF features are noted, further surveys in line with the BCT guidelines may be required. Foraging and commuting bats Following the further bat activity surveys, the onsite population of bats will be assessed and mitigation recommended where appropriate.
Birds	
<i>Survey Findings</i>	Building – B1 and B2 The main house and garage were surveyed for nesting birds and no evidence was recorded. It is highly unlikely that the building will be utilised for protected/notable bird species. Habitats The mature trees and hedgerow onsite are suitable for nesting birds. It is considered likely that nesting birds will utilise these areas and could be present during the nesting bird season.
<i>Foreseen Impacts</i>	Buildings None foreseen.

	Vegetation If these optimal habitats are to be removed onsite, there is the potential for nesting birds to be disturbed and nests/chicks to be lost. However, the vegetation onsite will be retained as part of the proposed plans and therefore no impacts to nesting birds are anticipated.
<i>Recommendations</i>	Mitigation None required. Biodiversity enhancements To comply with the National Planning Policy Framework (NPPF), two new bird boxes are suggested to be erected on the site. The bird features should be positioned at approximately 3-5m in height and ideally located on a mature tree.
Reptiles	
<i>Survey Findings</i>	Desk Study A search of the Magic.gov.uk database indicates that there have been no granted EPSL pertaining to reptiles within 2km of the site. Habitats The majority of the grassland habitat onsite is maintained at a short height and does not provide suitable refuge or foraging opportunities for reptile species. The hedgerow and introduced shrubs do have the potential to be utilised as refuge areas, as well as hibernacula locations within the root systems, although these are limited.
<i>Foreseen Impacts</i>	The habitats onsite will be retained as part of the proposed plans, and therefore there will be no impact to reptile species, if present.

<i>Recommendations</i>	None required.
Amphibians	
<i>Survey Findings</i>	Desk Study As search for EPSL records for great crested newts (GCN) was undertaken on MAGIC within 2km of the site and none were recorded. In addition, the MAGIC database did not return evidence indicating the presence of GCN resulting from Great Crested Newt Class Survey Licence Returns or Great Crested Newt Pond Surveys 2017 – 2019. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). Aquatic habitat suitability (including ponds within 500m) There is an ornamental pond located within the northeast section of the site. The pond is man-made and has vertical artificial boundaries around the perimeter. The pond measures approximately 3m². A high level of ornamental aquatic species are present, including pond lilies, covering the majority of the available surface water. A Habitat Suitability Index (HSI) assessment has been undertaken on the pond:

	<table border="1" data-bbox="940 217 1581 663"> <thead> <tr> <th>SI Description</th><th>SI Value</th></tr> </thead> <tbody> <tr><td>Geographic location</td><td>1</td></tr> <tr><td>Pond Area</td><td>0.05</td></tr> <tr><td>Pond Permanence</td><td>0.9</td></tr> <tr><td>Water Quality</td><td>1</td></tr> <tr><td>Shade</td><td>0.2</td></tr> <tr><td>Waterfowl Effect</td><td>1</td></tr> <tr><td>Fish Presence</td><td>1</td></tr> <tr><td>Pond Density</td><td>0.84</td></tr> <tr><td>Terrestrial Habitat</td><td>0.33</td></tr> <tr><td>Macrophyte Cover</td><td>0.8</td></tr> <tr><td>HSI Score</td><td>0.537</td></tr> <tr><td>HSI Category</td><td>Below Average</td></tr> </tbody> </table> A review of aerial imagery (MAGIC and OS Maps) indicates three ponds within 500m; 130m southwest, 210m south and 235m north. Due to the ponds being within private land, access was not possible to assess them further. The habitats between the site and the southwest and north ponds comprise open agricultural fields and small hedgerows. Two roads are also located between these ponds which may decrease connectivity for any commuting GCN. A high level of urban infrastructure is located between the south pond, which is suggested to present significant dispersal issues for GCN, if present. <i>Terrestrial Habitat Suitability</i> The majority of the site comprises shortly mown grassland and introduced shrubs, which is considered sub-optimal for GCN. However, the hedgerow provides potential areas for GCN refuge and foraging habitat. These habitats are limited in scale on site, however, their usage for GCN cannot be disregarded.	SI Description	SI Value	Geographic location	1	Pond Area	0.05	Pond Permanence	0.9	Water Quality	1	Shade	0.2	Waterfowl Effect	1	Fish Presence	1	Pond Density	0.84	Terrestrial Habitat	0.33	Macrophyte Cover	0.8	HSI Score	0.537	HSI Category	Below Average
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<i>Foreseen Impacts</i>	All vegetation on site will be retained as part of the proposed plans, including the ornamental pond, and therefore the impacts to GCN are considered negligible. The habitats between the pond onsite and proposed area of works is not suitable for GCN and																										

	therefore impacts to commuting GCN are considered highly unlikely. The garage demolition will also take place on the existing footprint which will not impact the vegetated areas on site.
<i>Recommendations</i>	None required.
Badger	
<i>Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. Furthermore, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and commuting habitat due to the presence of grassland.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. All vegetation and habitats onsite will be retained and therefore impacts to badgers are minimal. However, construction activities could result in the death or injury of badgers if individuals commute across the site during the construction phase.
<i>Recommendations</i>	A Precautionary Working Method will be implemented during any construction to ensure that commuting badgers are protected from harm, which include the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Otters and Water Voles	
<i>Survey Findings</i>	The site contains no suitable habitat to support otters or water voles due to the lack of suitable aquatic habitats on or adjacent the site.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None.
Hazel dormouse	
<i>Survey Findings</i>	Desk Study A search of the Magic.gov.uk database indicates that there have been no granted EPSL pertaining to dormice within 2km of the site. Habitats Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered highly unlikely.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None required.

Other species - hedgehog	
<i>Survey Findings</i>	Habitats on site comprising the hedgerow and grassland, are likely to provide foraging, commuting, and refuge opportunities for hedgehogs. Refuge opportunities are most prevalent amongst the hedgerow, whereas the grassland provides foraging and commuting opportunities. No evidence indicating use of the site by hedgehogs was recorded, however, evidence is difficult to record. The potential for hedgehogs to be present onsite and continue to gain access to the site is likely due to the surrounding habitats, which include residential gardens and open fields.
<i>Foreseen Impacts</i>	Construction activities could result in the death or injury of hedgehogs within the local area that may be commuting through the site, resulting in injury or death.
<i>Recommendations</i>	Mitigation Site preparation and construction works should be completed in accordance with the following precautionary working methods, which are considered suitable to reduce the potential for impacts: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Works will be completed during daylight hours only to prevent impacts of excessive artificial light spill. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

Appendix A: Site Location Plan



Appendix B: UKHabs Habitat Plan and PRA map





Appendix C: Site Photographs



Photo 1: B1 front elevation.



Photo 2: B1 rear elevation.



Photo 3: Gaps between soffit and wall top.



Photo 4: Grassland in the northern section.



Photo 5: Gap at soffit join.



Photo 6: Gap at soffit end.



Photo 7: B1 internal bat droppings.



Photo 8: B1 internal void.



Photo 9: B2 front elevation.



Photo 10: B2 rear elevation



Photo 11: B2 internal roof.



Photo 12: B2 bat droppings on external windowsill.



Photo 13: Southeast rear amenity space.



Photo 14: Rear amenity space.



Photo 15: Front amenity space.



Photo 16: Introduced shrubs.

Appendix D: DNA results**Results****Sample ID: EG-2683-1***Sample information:*

Sample type: Faecal	Species group: Bats
Suspected species: Sero, long-eared	Site Location: BA15
Comments: Monksfield- main house	

Laboratory information:

DNA Extraction Code: EG-2025-2347	Identification method: qPCR
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Analysis Procedure Notes:**Laboratory Comments:**

None

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat)	qPCR Ct Value: 24
Species 2: Eptesicus serotinus (Serotine bat)	qPCR Ct Value: 22

**Sample ID: EG-2683-2***Sample information:*

Sample type: Faecal	Species group: Bats
Suspected species: C pip	Site Location: BA15
Comments: Monksfield- garage external	

Laboratory information:

DNA Extraction Code: EG-2025-2348	Identification method: qPCR
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Analysis Procedure Notes:**Laboratory Comments:**

None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat)	qPCR Ct Value: 29
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Appendix E: Legal and Report VersionLegal

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