



Ecological Survey Report

Purley Farm, Chelworth Road, Cricklade, Swindon SN6 6HE

A report for LPC (Trull) Ltd and on behalf of Mr Johnson

October 2025

DOCUMENT CONTROL SHEET

Project Name: Purley Farm, Chelworth Road, Cricklade, Swindon SN6 6HE
Ecological Survey Report

Client: Mr Patrick Johson

Report Reference: 414/R1/2025/V1

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The evidence which Herdwick Ecology has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional opinions.

1.0 Introduction

1.1 Herdwick Ecology was commissioned by Mr Patrick Johson to undertake a Preliminary Ecological Appraisal, including a building inspection and subsequent bat activity surveys (roost characterisation) at Purley Farm, Chelworth Road, Cricklade, Swindon SN6 6HE (Grid Reference: SU 07922 91885). The proposals include the demolition of the existing house to allow for the construction of a new 'self-build' residential development .

1.2 This report has been prepared to support a planning application and aims to:

- Describe and evaluate the habitats present within the study area;
- Collate relevant biological records and assess their significance;
- Identify any protected species issues or potential issues that may exist;
- Set out the survey methodology and results of the bat activity surveys;
- Assess possible ecological constraints to development and make recommendations to avoid, minimise and mitigate for any potential impacts
- Identify potential bat mitigation/enhancement measures for incorporation into the design to ensure that the proposals maintain the favourable conservation status of the species;
- Set out further opportunities for net gain and wider ecological enhancements in line with relevant planning policy, legislation and other published guidance.

1.3 This report has been prepared by Ceri Griffiths, Director at Herdwick Ecology, who is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Reference is made to the Good Practice Bat Survey Guidelines¹ and BS 42020:2013 Biodiversity - Code of practice for planning and development².

2.0 Legislation and Planning Policies

2.1 In carrying out this assessment relevant legislation, planning policies, and best practice guidelines were consulted and include:

- Conservation of Habitats and Species Regulations 2017 (as amended);
- Wildlife and Countryside Act 1981 (as amended);
- Countryside and Rights of Way (CROW) Act 2000;
- Natural Environment and Rural Communities (NERC) Act 2006;
- National Planning Policy Framework 2024 (NPPF);
- Local Planning Policies

¹ Collins, J (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th. Ed.) The Bat Conservation Trust, London

² BSI (British Standards Institute) BS4202:2013 *Biodiversity – A code of practice for planning and development*. BSI, London.

National Planning Policy Framework (NPPF) 2024

- 2.1 National planning policy on biodiversity and conservation is set out in the National Planning Policy Framework (NPPF). This emphasises that the planning system should seek to minimise impacts on biodiversity and provide net gains in biodiversity wherever possible as part of the Government's commitment to halting declines in biodiversity and establishing coherent and resilient ecological networks. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. Relevant policies are set out below:
- 2.2 Paragraph 185: *"To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity..."*
- 2.3 Paragraph 186 states: "When determining planning applications, local planning authorities should apply the following principles:
- a) *'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'*
 - b) Relates to developments affecting SSSI
 - c) Relates to developments affecting irreplaceable habitats, such as ancient woodland
 - d) *'Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity'.*
- 2.4 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.
- 2.5 The above approach encapsulates the 'mitigation hierarchy' described in British Standard BS 42020:2013, which involves the following step-wise process:
- Avoidance – avoiding adverse effects through good design;

- Mitigation – where it is unavoidable, mitigation measures should be employed to minimise adverse effects;
- Compensation – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm; and
- Enhancement – planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

2.6 The measures for avoidance, mitigation, compensation, and enhancement should be '*proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development*'

Environment Bill and Biodiversity Net Gain

2.7 The Environment Bill received Royal Assent on 9th November 2021, becoming the Environment Act; this includes the provision of biodiversity gain for developments in England, which will be mandated through an amendment to the Town and Country Planning Act 1990. The two-year transition period that follows Royal Assent means that mandatory Biodiversity Net Gain (BNG) became law on 12th February 2024, with small sites being mandatory on the 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The biodiversity net gain regulations also include 'The Biodiversity Gain Requirements (Exemptions) Regulations 2024' which prescribe exemptions for categories of development to which biodiversity net gain does not apply. One exemption is:

- Self-build and custom build applications
 - You must meet all of the following conditions to qualify for an exemption as a self-build or custom build. The development must:
 - consist of no more than 9 dwellings
 - be on a site that has an area no larger than 0.5 hectares
 - consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

Local Plan

2.8 The Wiltshire Core Strategy Development Plan Document ('the plan') was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. Policy 50 'Biodiversity and Geodiversity' states that: '*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.... All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. The policy goes on to state that all developments should seek opportunities to enhance biodiversity.

Species Protection

- 2.9 All species of bat found in the UK are listed under Schedule 5 of The Wildlife and Countryside Act 1981 (as amended) and are afforded protection under Section 9(4) (b&c) and Section 9(5) of Part 1 of the Act.
- 2.10 Under this legislation, a person is guilty of an offence if a person intentionally or recklessly:
- disturbs any bat while it is occupying a structure or place which it uses for shelter or protection;
 - obstructs access to any structure or place which any bat uses for shelter or protection.

Conservation of Habitats and Species Regulations 2017 (as amended)

- 2.11 In addition the protection afforded through UK legislation, further protection is provided to a small group of species, commonly referred to as 'European Protected Species', including all UK bats, under the Conservation of Habitats and Species 2017 (as amended) (also known as the Habitats Regulations).
- 2.12 With regards to European Protected Species listed under Schedule 2 of the Act, it is an offence to:
- Intentionally or deliberately capture or kill, or intentionally injure the animal;
 - Deliberately disturb the animal or intentionally or recklessly disturb them in a place used for shelter or protection;
 - Damage or destroy a breeding site or resting place;
 - Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection.
- 2.13 The Habitats Directive provides for the derogation from these above prohibitions for specified reasons and providing certain conditions are met. Those derogations are transposed into the Regulations by way of a licensing regime that allows what would otherwise be an unlawful act to be carried out lawfully. Among the reasons why a licence may be granted and the reason relied upon by developers when seeking a licence to carry out operations for the purposes of development, is that there are imperative reasons of overriding public interest why the operation should be carried out.

2.14 Whilst Natural England is the licensing body, the LPA must have due regard for the Habitat Regulations during the planning process and that the following three derogation tests will be met:

- Test 1: *Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.*
- Test 2: *Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.*
- Test 3: *Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*

3.0 Methodology

Data Search

3.1 A data search was undertaken to look for designated sites, relevant to the application, and bat records within the locality. This can provide important contextual information to gain an understanding of the Application Site and surrounds. Online sources were reviewed, such as MAGIC³ and NBN Gateway⁴. In addition, the Wiltshire Council planning portal was searched for nearby applications.

3.2 A data search request from the local environmental records centre was not considered necessary to inform this report due to the scale of the proposals and size of the Application Site.

Preliminary Ecological Appraisal

3.1 The Application Site was surveyed on 20th June 2025 by Ceri Griffiths, Director of Herdwick Ecology, with full membership of Chartered Institute of Ecology and Environmental Management (CIEEM) and a Natural England bat and great crested newt licence holder. Weather conditions were dry, overcast with a temperature of 19C. Habitats were classified under the UKHab criteria. Whilst the survey focussed on the Application Boundary, the habitats within the wider landship were assessed for their potential to support protected or notable species, together with opportunities for net gain and enhancement opportunities.

³ <https://magic.defra.gov.uk/>

⁴ <https://nbnatlas.org/>

Preliminary Roost Assessment

- 3.3 The building was surveyed on 20th June 2025 by Ceri Griffiths, Director of Herdwick Ecology, with full membership of Chartered Institute of Ecology and Environmental Management (CIEEM) and a Natural England bat licence holder. Weather conditions were dry, overcast with a temperature of 19C.
- 3.4 The perimeter of the building was systematically inspected, and the exterior assessed, with the aid of binoculars (Pentax 10 X 36), endoscope and high powered torch, where necessary. A description of the building was made, and the location of any potential access points or roost locations were noted. These included:
- Suitable cracks and crevices within stone or brick work;
 - Suitable access points via head of gable end and within lintels and gaps around the barn doors etc
 - Gaps around the eaves and across the roof lines
- 3.5 The surrounding habitat was also assessed for its suitability for foraging and commuting quality.
- 3.6 The internal assessment involved a search to look for bats, or evidence of bats such as droppings or staining around common roost locations. A high-powered torch and endoscope were used where necessary to inspect the building more closely.
- 3.7 Following the inspection, an assessment was made of the building's suitability to support a bat roost, following the criteria set out in Table 1 below.

Table 1 Suitability Assessment⁵

Suitability	Roosting Habitat
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats
Moderate	A building with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status
High	A building with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

⁵ Collins, J (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th. Ed.) The Bat Conservation Trust, London.

- 3.8 In many situations it is not possible to inspect all locations where bats may be present, or any bats that may be present, may not be visible at the time of the survey. Hence, an absence of bats does not necessary mean that a roost is not present and further activity surveys may be required to confirm presence or absence.

Bat Activity (Roost Characterisation) surveys

- 3.9 The building inspection identified a small scattering of droppings within the roof void, which were collected and sent for DNA analysis. Hence, bat surveys were recommended to confirm the status of the roosts. As set out in best practice guidance⁷, a building where a roost has been confirmed requires that an appropriate survey effort is undertaken to provide sufficient confidence in the status of the roost, which can usually be collated within two or three surveys.
- 3.10 Surveyors and thermal imagery cameras were positioned around the building in suitable weather conditions, to look for bats emerging from their roosts. Positions for the dusk surveys are illustrated below. Dusk surveys commenced 15mins prior to sunset and continued for 1hr30mins thereafter. EMT2 Touch Pro bat detectors were used to record the bat echolocation calls to analyse following the survey, where necessary. A Pulsar Helion XP50 Pro and two Guide Infrared TRACKIR Pro 19 were used in accordance with the relevant guidance. The Pulsar and Guide has a resolution of 640x480 17 µm and 12µm respectively. A snip from the two TRACKIR Pro 19 is illustrated in Plate 2 and 3.

Limitations

- 3.11 There was a partially restricted view along the southeastern roof line due to the proximity of the adjacent vegetation. However, the thermal cameras provide an enhanced view, combined with the surveyors and use of static detector, it is considered highly unlikely that any bats emerged were missed during the surveys.

Table 2 Survey Information

Date	Sunset/ Sunrise Time (Start/finish time)	Weather conditions
05/08/2025	20:50 (20:30/22:20)	17C at start, BF1, 0% cloud, , dry
31/08/2025	19:57 (19:40/21:29)	18C at start, BF2, 0% cloud, dry
30/09/2025	18:48 (18:32/20:18)	14C at start, BF0, 0% cloud, dry.

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Plate 1: Surveyor and thermal camera locations illustrated by the blue stars, with the red circles showing static detector position



Plate 2: FoV from position 3



Plate 3: FoV from position 2 showing partially restricted view to eastern elevation

4.0 Baseline Conditions

Desk Study

- 4.1 The Application Site lies to the southern edge of the Chelworth Industrial estate which is approximately 3km southwest of Cricklade, Wiltshire. The former Blakehill Farm lies immediately to the south and this is now a nature reserve and County Wildlife Site.
- 4.2 The Application Site is surrounded by mature garden, comprise a mix of fruit trees, mature trees and scrub, dominated by blackthorn. Given the proximity of the nature reserve there is excellent connectivity to the wider landscape, although the industrial is well lit throughout the night, which may limit movement northwards.



Plate 4: Application Site Location

Statutory Designated Sites

- 4.3 There are no Internationally designated sites of relevance to bats within 10km. The Application Site does lie within the Zone of Influence to the following International site:
- North Meadow & Clattinger Farm Special Area of Conservation (SAC) and its underlying Site of Special Scientific Interest (SSSI) lies 2.85km to the northeast. This site is selected as it is one of two sites representing lowland hay meadows near the centre of its UK range. As in the

case of the Oxford Meadows, this site represents an exceptional survival of the traditional pattern of management and so exhibits a high degree of conservation of structure and function. This site also contains a very high proportion (>90%) of the surviving UK population of fritillary *Fritillaria meleagris*. The Application Site lies within the Inner Zone of this SAC as a result of potential recreational pressure.

4.4 There is a single National site within 2km:

- Stoke Common Meadow SSSI lies 1.9km to the south, within the Local Nature Reserve. This has a botanically diverse area of unimproved neutral grassland in the Upper Thames Basin. The site comprises two herb rich hay meadows, a habitat type which is severely threatened throughout England by modern agricultural practices. Field boundary hedges are of importance as a breeding locality of an uncommon and declining butterfly, the brown hairstreak *Thecla betulae*. Ditches adjacent to the hedges and two small ponds are also present.

4.5 A single locally (non-statutory designated site) lies within 1km of the site. As mentioned above, the Blakehill Farm Local Nature Reserve is also a Wiltshire Wildlife Trust Reserve is immediately adjacent to the Application Site. The site is a disused WWII airfield and supports a mosaic of grassland, managed as hay meadows, supporting a diverse range of species such as grass snake and brown hare.

Species

4.6 Three European Protected Species (EPS) licences were identified within 2km of the Application Site. These relate to:

- Great crested newt resting place (dated 2016) 0.38km northwest
- Great crested newt resting place (dated 2015-2016) 0.39km north
- Brown long-eared bat resting place (dated) 1.68km southeast

4.7 There are also numerous great crested newt licence returns, together with some Natural England eDNA positive results for ponds within 2km of the Application Site.

4.8 A review of nearby planning applications on the Wiltshire Council planning portal is identified that bat activity surveys had been carried out on a site approximately 500m to the north/northwest. The three surveys only recorded predominately common pipistrelle bats, with only occasional noctules.

Habitats

- 4.9 The surrounding garden has been identified as Traditional Orchard which is a priority habitat. There are no other identified priority habitats within 500m.

Preliminary Ecological Appraisal

- 4.10 The property sits within mature gardens comprising fruit trees (*Malus*, *prunus*) a semi-mature copper beech and silver birch. There is dense stand of blackthorn to the southwest. The site is boarded by post and fencing to the north, east and west and open to the meadows to the south. There has been some site clearance to allow for ground investigations and there were areas of bare ground where nettle and bramble were beginning to reestablish. The species list was updated during the subsequent bat surveys.
- 4.11 Around the periphery there tussocks of false oat-grass *Arrhenatherum elatius*, cocks-foot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus* and Timothy *Phleum pratense*. *Poa annua* was also present around the hardstanding and adjacent to the building. The occasional forbs included creeping buttercup *Ranunculus repens*, creeping thistle *Cirsium arvense* ribwort plantain *Plantago lanceolata*, white clover *Trifolium repens*, dandelion *Taraxacum officinale*, cleavers *Galium aparine*, cow parsley *Anthriscus sylvestris*, yarrow *Achillea millefolium*, nettle *Urtica dioica*, bramble *Rubus fruticosus* agg. hogweed *Heracleum sphondylium*, teasel *Dipsacus fullonum*, ground ivy *Glechoma hederacea* pendulous sedge, periwinkle, white dead nettle *Lamium album*, great willowherb *Epilobium hirsutum*, lesser burdock *Arctium minus*, Lords and Ladies *Arum maculatum* and broad leaved dock *Rumex obtusifolius*. As the gardens sits within the residential curtilage, it is classified as Urban – vegetated garden with individual scattered trees.



Plate 5: View looking southwest across the garden



Plate 6: View looking west from the upper window of the property



Plate 7: View looking south/southwest across the garden

Species

Bats - Preliminary Roost Assessment

- 4.12 Additional building photos are shown in Appendix 1.
- 4.13 The building is a 'T' shaped detached rendered property with a multi pitched slate roof. There are over hanging eaves with timber boarding on the gables, which are deteriorating. There are two red brick chimneys with lead flashing around the base. It has uPVC windows and doors. An entrance porch with a shallow pitched is present on the western elevation. There is a small lean to on the eastern elevation with a sloping sheet roof and timber barge board.
- 4.14 The brickwork (render) is a good condition with no gaps that could provide potential roosting opportunities. The slates and ridge were also closely fitting. Gaps were noted around the eaves, mainly on the southern elevation.
- 4.15 Internally, a single roof void present. It is uncluttered and lined with bitumastic felt. There is fiberglass between the joists. There is a hole in the eastern gable likely to allow services access. The loft could be fully surveyed and a small scattering of bat droppings were recorded, characteristic of those from a pipistrelle species. These were collected for DNA analysis. This results confirmed common pipistrelle.



Plate 8: Front (western) elevation



Plate 9: Northern elevation showing eastern gable

*Roost Characterisation Surveys***5th August 20225**

- 4.16 The following bats were recorded emerging:
- Two common pipistrelles from below the eaves on the eastern elevation. They emerged soon after one another at 20:10 (14mins post sunset)
- 4.17 No other bats were seen to emerge and the activity was very low, especially given the proximity of the nature reserve. Common pipistrelles and occasion soprano pipistrelles were recorded to the rear. The northern elevation was illuminated from the adjacent industrial park, which may have affected activity.

31st August 2025

- 4.18 The following bats were recorded emerging:
- Two common pipistrelles from below the eaves on the eastern elevation. They emerged 19 mins after sunset and continued to forage over the rear garden for the majority of the survey.
- 4.19 No other bats were seen to emerge and the activity remained low with occasional soprano pipistrelle bats recorded over the rear garden.

31th September 2025

- 4.20 The following bats were recorded emerging:
- A single common pipistrelle from below the eaves on the eastern elevation. It emerged within 5mins of sunset.
- 4.21 Activity was slighter higher than the previous surveys, with soprano pipistrelles arriving from the NE within 15mins of sunset. Noctules were regularly foraging over the site. *Myotis* sp, were also heard but not seen, during the last half hour of the survey.

Roost Status Assessment

- 4.22 In conclusion, the surveys identified the following roosts:
- Common pipistrelle day roost used by individual/low numbers of bats – low conservation significance
- 4.23 In total, the site can be classed as having site importance.

- 4.24 A Natural England bat mitigation licence will be required, post planning but prior to works commencing onsite. Further details are provided in Section 5 below.



Plate 10: Location of common pipistrelle day roost



Plate 11: Roost Location illustrated on existing site plan

Other Protected/Notable Species

- 4.25 Whilst the habitats to the south, east and west of the Application Site offer habitats for numerous species, given the small scale of the works and the habitats that will be directed impacts/lost, no further species surveys are recommended.
- 4.26 Precautionary and best practice construction methods have been set out below, together with recommendations for enhancements for species.

5.0 Avoidance, Mitigation and Enhancement Measures

- 5.1 In line with National and Local planning policies, developments should seek to ensure the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species populations. Therefore the following section sets out avoidance and mitigation measures that should be implemented, together with enhancement opportunities, with the aim of delivering a net gain in biodiversity.

Development Proposals

- 5.2 The proposed development will result in the demolition of the existing property to allow for the construction of a new self build residential unit. This will result in the loss of a small section of garden as the unit will be move south to allow for parking. It is not anticipated that there will be any significant removal of vegetation and no further removal of trees.

Biodiversity Net Gain Assessment

- 5.3 As set out in Section 2, applications for self-build are BNG exempt and therefore a full assessment is not required. There is still the expectation that there will be no net loss and developments should seek to provide ecological enhancements in line with local planning policies.

Designated sites

- 5.4 The site lies within the Inner Zone of the North Meadow & Clattinger Farm SAC. However as there will be no increase in the overall number of residential units, it is not anticipated that there will be any additional recreational pressure on the SAC and an HRA is not required.
- 5.5 The Application Site lies adjacent to the Blakehill Farm Natuyre Reserve. There are no direct impacts to this site but any new lighting should be sensitively designed to ensure that there is no light spill across the LNR.
- 5.6 Providing this is adopted, there are no anticipated impacts to the designated sites.

*Species*Bat Mitigation Strategy

- 5.7 As a roost has been identified, a Natural England bat mitigation licence will be required, post planning but prior to works commencing onsite. The site should meet the criteria of a low impact bat licence (Bat Mitigation Class Licence, BMCL).
- 5.8 The existing building will be demolished, but replacement roost opportunities are to be provided within the proposed new dwelling and gardens. Two Schwegler bat tube (1FR⁶) or similar will be inbuilt into the new southern gable end, together with a bat box (1FF Schwegler⁷ or similar) on the southern side of the oak tree within the garden.
- 5.9 Once planning has been received, a site registration form would be completed with the tree mounted box provided as mitigation and the 1FRs as an enhancement.
- 5.10 A licensed bat worker (and registered consultant) would be present to provide a tool box talk to all contractors and to oversee the tile removal. There no timing restrictions under the low impact licence, although it is recommended that the hibernation period (November to February) is avoided if possible, not that the building is considered to offer optimum hibernation potential but bats can be unexpectedly found during winter.
- 5.11 Should a bat be found during works, then it will be moved by the licensed ecologist into the tree mounted bat box.

Other Mitigation Measures

- 5.12 The following measures should be implemented:
- The lighting design will need to be sensitively designed to avoid all impacts to the hedgerows/trees and trees to ensure a dark continuous corridor is maintained to the south and to ensure that there is no lighting across the adjacent LNR. Any lighting should adhere to the principles set out in the ILP Guidance Note 08/23 Bats and artificial lighting in the UK⁸
 - Foundation trenches and all excavations must either be covered overnight or must have scaffolding boards, or similar, placed within them to ensure that any animals that fall in are able to escape.

⁶ [1FR Schwegler Bat Tube | NHBS Practical Conservation Equipment](#)

⁷ [1FF Schwegler Bat Box With Built-in Wooden Rear Panel | NHBS Practical Conservation Equipment](#)

⁸ <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

- It is not anticipated that there will be any significant vegetation removal. Any vegetation removal must avoid the breeding bird season, which generally runs from March to August. If works are to be undertaken during this time then a check for breeding birds should be undertaken by an experienced ecologist prior to works starting. If an active nest is found then works will need to wait until the chicks have fledged, or an appropriate buffer zone implemented to ensure no disturbance to the active nest.
- Raise stored materials (that might act as temporary resting places for species such as amphibians and reptiles) off the ground, e.g. on pallets.

Enhancement Opportunities

- 5.13 The proposed development should seek to achieve a net gain in biodiversity in line with National and Local planning policies. The following could be incorporated into the design:
- A sensitive planning scheme could be implemented, including the reinstatement of fruit trees.
 - Bird boxes can be placed on the new building or on the larger trees within the garden.
 - Additional habitat boxes or log piles for invertebrates, hedgehogs and amphibians/reptiles could be placed adjacent to the hedgerows to provide further opportunities for species.
- 5.14 Taking the above into account, whilst a low status bat roost has been identified, mitigation has been incorporated into the design and there will be no detrimental impact to the favourable conservation status of the species. Therefore it is considered the proposed development does not contravene the local planning policies and will seek to deliver a net gain in biodiversity in line NPPF.

Survey Validity and Natural England Bat Mitigation Licence Submission

- 5.15 Please note that a Natural England licence application needs to be based on data from the most recent survey season, unless justification can be provided. Therefore some degree of update survey may be required during the 2026 survey season, if works are delayed after summer 2026.
- 5.16 Natural England state that it can take up to 10 workings to determine a low impact licence but it is recommended that at least three should be allowed within the works programme.

APPENDIX 1: ADDITIONAL BUILDING PHOTOS



Plate A1: View towards northern gable



Plate A2: Views towards eastern gable showing hole in wall, with light ingress



Plate A3: Scattering of common pipistrelle droppings

APPENDIX 2: DNA RESULTS

Sample ID: EG-2492-2

Sample information:

Sample type: Faecal

Species group: Bats

Suspected species:

Site Location: SN6 6HQ

Comments: 414 Purley Farmhouse

Laboratory information:

DNA Extraction Code: EG-2025-1823

Identification method: qPCR

Analysis Procedure Notes:

Laboratory Comments:

None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat)

qPCR Ct Value: 24

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