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Ecological Impact Assessment

The Pool Shed
The Malthouse
Teffont Magna
Salisbury
SP3 5QY

October 2025

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QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
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This report remains valid for 2 years from date of issue. Survey data are valid for 12-18 months from the date the survey was undertaken.		

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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

1. EXECUTIVE SUMMARY

- 1.1. Darwin Ecology Ltd was commissioned by Mr George Campbell-Collins to undertake an Ecological Impact Assessment (EclA) of proposals for the building at The Malthouse, Teffont Magna, Salisbury, SP3 5QY. The assessment was required to support a planning application to demolish a shed by the pool and construct a larger pool house on a similar footprint. It was informed by a desk study and an internal and external building inspection.
- 1.2. During the building inspection, the pool shed was found to have **negligible potential** to support roosting bats. There was evidence that the shed provides nesting opportunities for small birds.
- 1.3. No further surveys are recommended to inform the planning application. The works to the building should be undertaken outside of the nesting bird season. If works during the nesting season cannot be avoided, the building and all vegetation should be checked for nesting birds by a suitably qualified ecologist immediately prior to works taking place to confirm there are no nesting birds.
- 1.4. A Construction Environmental Management Plan (CEMP) has been recommended to avoid and/or minimise direct impacts to the watercourses during the construction phase. An arboricultural impact assessment should be conducted to assess the impacts on the large oak tree located immediately adjacent the shed. If external lighting is used a bat sensitive lighting scheme is recommended, as bats are likely using the area. To compensate for the loss of the small bird nesting opportunities, an integrated bird nest brick, such as the Green & Blue Bird Block | Nest Box, will be installed on the new pool house.
- 1.5. An integrated bat box has been recommended as enhancement.

2. INTRODUCTION AND BACKGROUND

- 2.1. Darwin Ecology Ltd was commissioned by Mr George Campbell-Collins to undertake an EclA of proposals for the building at The Malthouse, Teffont Magna, Salisbury, SP3 5QY¹. The assessment was required to support a planning application to demolish the shed adjacent the pool and construct a larger pool house on a similar footprint. It was informed by a desk study and an internal and external building inspection. The proposed drawings on which this assessment is based are provided at **Appendix 1, Proposed Plans**.
- 2.2. The internal and external building inspection followed the Bat Conservation Trust (BCT) Good Practice Guidelines (2023). The subsequent EclA follows the CIEEM Guidelines for EclA in the UK and Ireland (2018).

Site Overview

- 2.3. The site is a small garden shed situated on an area of hardstanding next to a pool, below a large mature oak.
- 2.4. The site is a large residential property with multiple buildings and large gardens. Towards the eastern side of the site is the main house. One side of this is surrounded by a large area of gravel. North of the main house is an outbuilding. At the western end of the site is a small building and a log store. The majority of the site consists of mown lawn and large trees. There is a small stream at the eastern end of the site (see **Figure 1**).
- 2.5. The site is situated along the B3089, which has many residential properties and associated gardens along it. To the east and west of the site are agricultural fields. The hedges and trees to the east have connectivity to small patches of woodland (see **Figure 2**).

Scope of Assessment

- 2.6. The process of EclA aims to identify, quantify and evaluate the potential effects of development-related or other proposed actions on habitats, species and ecosystems.
- 2.7. Potential effects on the following ecologically sensitive receptors have been considered during the EclA of The Pool Shed at The Malthouse:
- Statutory designated sites; and
 - On-site habitats of intrinsic importance (such as buildings or discrete habitat features).
- 2.8. The aim of this report is to:
- Identify and describe ecologically sensitive receptors within the site (such as bat roosts);
 - Carry out an impact assessment of the proposed works and how they will directly / indirectly affect the ecological receptors identified;

¹ Ordnance Survey (OS) grid reference ST 98861 32342.

- Outline the relevant legislation and protection afforded to protected species present at the site; and
- Provide avoidance, compensation, mitigation and enhancement measures recommended to avoid harm / injury to protected species.



Figure 1: Site location within the local landscape. Copyright Google Earth Pro (Jan 2024)

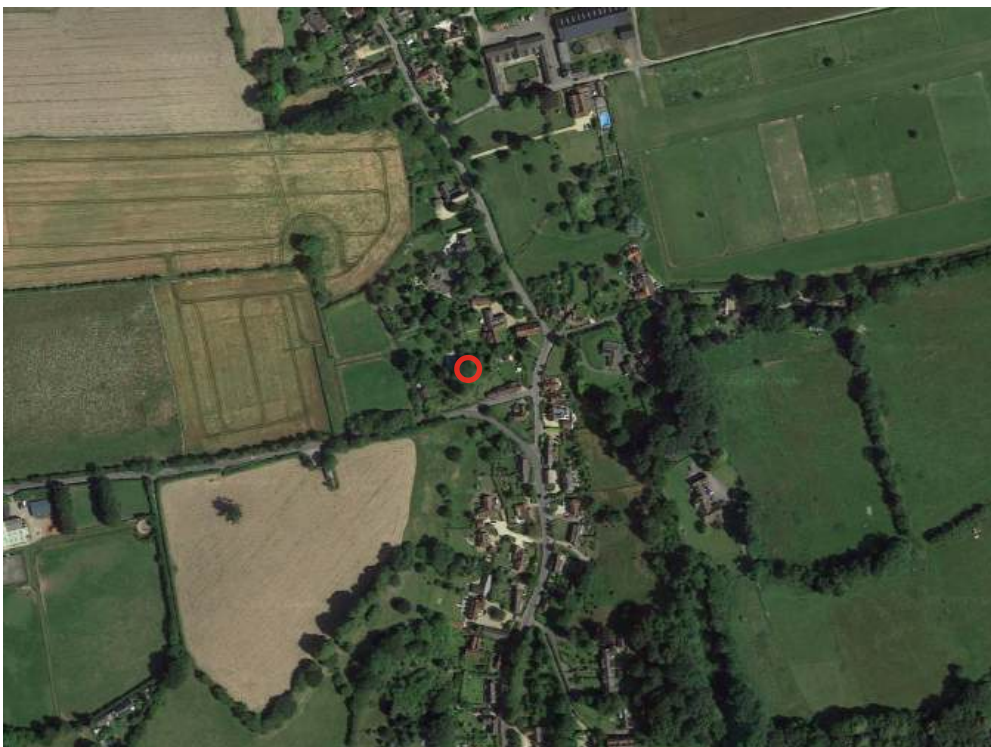


Figure 2: Site location within the wider landscape. Copyright Google Earth Pro (Jan 2024)

3. LEGISLATION & POLICY

General Wildlife Legislation

- 3.1. Wildlife in the United Kingdom (UK) is protected through European and national legislation, supported by national and local policy and guidance. Development can contribute to conservation and enhancement goals outlined by these various legislation and policy by retaining and protecting the most valuable ecological features within a site and incorporating enhancements to provide biodiversity net gain.
- 3.2. This section provides a brief summary of the principle legalisation and policy that triggers the requirement for preliminary and further ecological assessments in the UK. The presence of protected species within a site are a material consideration during the planning process. Preliminary and any necessary further ecological assessments provide an ecological baseline for a site and evaluation of the potential impact of proposals.
- 3.3. It is the responsibility of those involved with development works to ensure that the relevant legislation is complied with at every stage of a project. Such legislation applies even in the absence of related planning conditions or projects outside the scope of the usual planning process (i.e. permitted development projects or projects requiring Listed Building Consent only).

Bat Legislation

- 3.4. In England and Wales, all bat species and their roosts are legally protected under the European *Habitats Directive (1992)*; the *Conservation of Habitats and Species Regulations (2017)*; the *Wildlife and Countryside Act (1981) (as amended)*; the *Countryside and Rights of Way Act, 2000*; and the *Natural Environment and Rural Communities Act (NERC, 2006)*.
- 3.5. Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, brown long-eared *Plecotus auritus*, soprano pipistrelle *Pipistrellus pygmaeus*, and noctule *Nyctalus noctula* bats are all species of principal importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.
- 3.6. You will be committing a criminal offence if you:
 - Deliberately capture, injure or kill a bat;
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; or
 - Intentionally or recklessly obstruct access to a bat roost.

- 3.7. The government's statutory conservation advisory organisation, Natural England, is responsible for administering European Protected Species (EPS) licences that permit activities that would otherwise lead to an offence.
- 3.8. A licence can be obtained if the following three tests have been met:
- Regulation 53(9)(a) - there is "no satisfactory alternative" to the derogation, and;
 - Regulation 53(9)(b) - the derogation "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range" and;
 - Regulation 53(2)(e) - the derogation is 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".

National Planning Policy

- 3.9. The *National Planning Policy Framework (2024)* aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. Chapter 15 'Conserving and enhancing the natural environment' details what local planning policies should seek to consider with regard to planning applications.
- 3.10. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- 187 a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - 187 b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - 187 d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - 188) Plans should: distinguish between the hierarchy of international, national and local designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement

of natural capital at a catchment or landscape scale across local authority boundaries;

189) Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and Broads. The scale and extent of development within all these designated areas should be limited, while development within their settings should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

3.11. Specific policies regarding habitats and biodiversity comprise:

192) 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.

193) 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) Development on land within or outside of Sites of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the feature of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194) The following should be given the same protection as habitats sites:

a) Potential Special Protection Areas and possible Special Areas of Conservation;

b) Listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Local Planning Policy

- 3.12. The local planning policy for the site is the Wiltshire Core Strategy (2015). In particular, Core Policy 50 (Biodiversity and Geodiversity) provides guidelines for protection and enhancement of the natural environment and refers to the planning guidance for Special Areas of Conservation (SACs) in Wiltshire, designated for the presence of nationally important bat species.
- 3.13. Wiltshire County Council (WCC), Natural England (NE) and local experts and researchers have jointly prepared the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (2015). It is aimed at applicants, agents, consultants and planners involved producing and assessing development proposals in the landscapes surrounding Wiltshire's most sensitive bat roosting sites, which are protected by European wildlife legislation and applies to all types of developments that are subject to planning control.
- 3.14. The guidance gives details on how to mitigate any potential impacts on Wiltshire Bat SACs and to ensure that any potential issues are identified as early in the planning process as possible to prevent unnecessary delays to development projects. The guidance also outlines the ecological documents and plans, which should be submitted in support of planning applications, so as to ensure that the council has all the information required to undertake a reliable Habitats Regulations Assessment (HRA) should one be required.
- 3.15. In addition to policies relating to bat SACs, the Wiltshire Core Strategy (2015) includes Core Policy 51 (Landscape), which provides guidance for protecting, conserving and where possible, enhancing landscape character, including locally distinctive patterns and species

composition of natural features (such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies). Core Policy 69 (Protection of the River Avon SAC) provides guidelines for the incorporation of measures during construction and operations to avoid and prevent pollution and to minimise disturbance effects.

Wiltshire Biodiversity Action Plan

- 3.16. The Wiltshire Biodiversity Action Plan was published in 2002 and reviewed in 2008 by the Wiltshire Wildlife Trust and over 40 delivery partners who make up the Wiltshire Biodiversity Action Plan Partnership. It includes habitat action plans for 11 of the most significant of the UK Priority Habitats in Wiltshire, which include woodland, wood-pasture, parkland and ancient trees, hedgerows, calcareous grassland, neutral grassland, traditional orchards, farmland habitats, built environment, standing open water and rivers, streams and associated habitats. In addition, a bat species action plan has also been included, covering all bat species found in Wiltshire, while other priority species have been included under the appropriate habitat action plans.
- 3.17. The Wiltshire Biodiversity Action Plan species list includes species that have national priority and also species having local importance in Wiltshire including county notables. A total of 260 species have been included on the Wiltshire Biodiversity Action Plan species list.
- 3.18. The Wiltshire Biodiversity Action Plan aims to achieve the following:
- Enable prioritisation and define actions for priority habitats and species in Wiltshire;
 - Create a plan of action that can be delivered through a partnership of statutory, private and third sector organisations;
 - Provide a baseline of current knowledge and a tool to help monitor key habitats and species; and
 - To link objectives, targets and actions to report nationally and enable conservation work carried out in Wiltshire to contribute to national targets and reporting.
- 3.19. In 2012, a landscape scale framework for conservation in Wiltshire was developed, identifying 11 Landscape Biodiversity Areas across Wiltshire and Swindon, made up of a number of priority habitats, designated sites and other areas of conservation significance. This aims to encourage landscape scale planning for species and habitat conservation across Wiltshire.

4. METHODOLOGY

Desk Study

- 4.1. A desk study was undertaken for designated sites and bat species and habitat records within 2 km of the site:
- The MagicMap website was reviewed, to obtain information on any designated sites of nature conservation interest within 2km of the site and details of any EPS licences issued within 2km;
 - The Wiltshire Planning Portal was searched for past and pending planning applications that may have associated ecological documents detailing results of bat surveys; and
 - Google Maps and Ordnance Survey (OS) Leisure Maps was utilised to view aerial photographs and maps to assess the ecological context of the site within the wider landscape.
- 4.2. Natural England has developed a tool to help assess the potential risks to SSSIs by proposed developments. These are known as 'Impact Risk Zones' (IRZs) and they define the area around a SSSI that could be sensitive to development, considering the particular sensitivities of the feature for which the site is designated.
- 4.3. The IRZs help inform whether a development proposal may affect a SSSI and if so, whether it is necessary for the Local Planning Authority (LPA) to seek pre-application advice from Natural England. Information on the IRZs was determined from the MAGIC website to determine if the LPA is required to seek consultation for the current development.

Building Inspection

- 4.4. Assistant Ecologist Lila Chillingworth BSc (Hons), MSc conducted an internal / external building inspection at the site at The Malthouse on 26th of September 2025. The weather conditions at the time of the survey were dry, still and approximately 16°C. The following methodology was followed:

External Survey

- 4.5. An investigation was carried out of external features with potential for use by roosting bats, such as gaps under roof and ridge tiles, gaps at soffit boxes or fascias. A search for bat droppings was made beneath each potential entry/exit point identified where accessible. The surveyor used binoculars and powerful, low-heat LED torch.

Internal Survey

- 4.6. An investigation was carried out of the roof void (including the floor and walls) for signs of bats roosting and the access potential into the roof void for bats. The surveyor looked for bats, bat droppings, likely access points, signs of feeding, dead bats, scratch marks and staining, and made a suitability assessment of the structure of the roof.

Potential to Support Roosting Bats

- 4.7. Each building was assessed for its potential to support roosting bats as detailed in **Table 1** below which is taken from the Bat Conservation Trust 2023 guidelines Table 4.1, Table 7.1 and Table 7.2.

Table 1: Roost classification from the Bat Conservation Trust (2023) guidelines.

Category	Description of roosting habitat	Number of surveys required
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No further surveys
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No further surveys
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis by large numbers of bats.	Single survey between May to August
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.	Two surveys with at least one survey between May to August.
High / Confirmed	A structure with one or more potential roost sites that are obviously suitable for use by a larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.	Three surveys with at least two surveys between May to August.

Limitations

- 4.8. Ecological surveys are limited by factors that affect the presence of plants and animals such as the time of the year, weather, migration patterns. The survey was undertaken in September and therefore represents a valid sample of ecological evidence present on that date/season.
- 4.9. The desk study does not include data from the local environmental records centre (LERC). However, following CIEEM guidelines (2017) it is possible to conduct a robust assessment without the need of LERC data, for example for small-scale projects or on sites such as;
- A field in active arable cultivation where there is no impact on any hedges, trees or water bodies;
 - A small area of cultivated garden/amenity grassland, as above; or
 - A small urban site comprising mostly asphalt or compacted hardstanding.

- 4.10. The proposals only impact the building, surrounding hardstanding on site and a small area of ornamental planting. This is a low impact, small-scale project and therefore the lack of LERC data is not considered a limitation to the ecological assessment of the site.
- 4.11. Many species of bat in the UK are crevice-dwelling, and bats or signs of bats can be difficult to find within a building.
- 4.12. No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological importance has been made.

5. SURVEY RESULTS

Desk Study

- 5.1. There are two designated sites, designated for biological reasons (rather than geological), within search radius, namely Chilmark Quarries SAC and SSSI and the River Avon SAC and SSSI. These are detailed in **Table 2**.

Table 2: Statutory designated sites within 2 km of the site.

Designated sites	Name and designation type	Reason for designation	Approximate distance from site
Within Site Boundaries	<i>There are no designated sites within the site boundaries.</i>		
Within 2km of Site	Chilmark Quarries SSSI	<i>Hibernating populations of bats - Barbastelle, Bechstein's bat, Greater Horseshoe bat, Lesser Horseshoe bat</i>	1.5km SW
	Chilmark Quarries SAC	<i>Annex II species</i> • 1304 Greater horseshoe bat <i>Rhinolophus ferrumequinum</i> • 1308 Barbastelle <i>Barbastella barbastellus</i> • 1323 Bechstein's bat <i>Myotis bechsteinii</i> • 1303 Lesser horseshoe bat <i>Rhinolophus hipposideros</i>	1.5km SW
	River Avon System SSSI	• Fen, marsh and swamp - lowland • Neutral grassland - lowland • Rivers and streams • Broadleaved, mixed and yew woodland - lowland	1.6km S
	River Avon SAC	<i>Annex I habitats</i> • 3260 Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation <i>Annex II species</i> • 1016 Desmoulin's whorl snail <i>Vertigo moulinsiana</i> • 1095 Sea lamprey <i>Petromyzon marinus</i> • 1096 Brook lamprey <i>Lampetra planeri</i> • 1106 Atlantic salmon <i>Salmo salar</i> • 1163 Bullhead <i>Cottus gobio</i>	1.6km S
International designation within 5km	<i>There are no further international designations with 5km of the site.</i>		

- 5.2. There are two records of EPS licences for bats within 2km of the site, including a licence for the destruction of the resting place for common pipistrelle and brown long eared bat 700m south from the site (EPS2011-2992), and a licence for the destruction of a resting place for common pipistrelle, natterer's bat, serotine and soprano pipistrelle bat, located 2km from the site (2018-34164-EPS-MIT-1).

- 5.3. A search in the planning portal found no nearby planning applications with relevant supporting documents from the last 5 years.
- 5.4. There are 57 areas of priority deciduous woodland within 2km of the site, with the closest being 250m south east of the site. This area of woodland is also registered on the National Forest Inventory (Woodland - Broadleaved). Further priority habitats within 1km of the site comprise semi-improved grassland, Lowland Meadows and Chalk Stream (45m east).
- 5.5. There is one area of ancient woodland within 1km of the application site, comprising of Upper Holt, located 570m south west.

Building Inspection

External Assessment

- 5.6. The pool shed had a footprint of approximately 2.5 by 4m. It had a pitched roof with bitumen roofing felt. The walls were constructed from wood and the eastern and southern end were clad in corrugated metal sheets. There were two windows on the western side and a lot of vegetation growing up this side.
- 5.7. Bitumen roofing felt created negligible opportunities for bats to roost. This was also true of the wooden fascia boards. The wooden walls and corrugated metal sheets were well-maintained and created no crevice opportunities. There was a small bird's nest under the eave at the back of the shed. The entire shed was situated under the canopy of a large oak, resulting in the building being heavily shaded.

Internal Assessment

- 5.8. Internally, the shed was split into two rooms, a larger one at the front and a small room in the back, which housed the pool machinery. Internally, the walls were constructed from chipboard. The smaller room's roof was lined with foam insulation.
- 5.9. The interior of the shed was searched and no droppings were found. Only one of the windows was open during the visit, the only visible access to the internal space. It is unclear whether this is left permanently open and there were many cobwebs across the opening, indicating a lack of use. The pool machinery created a loud, consistent whirring noise, causing the internal space to be quite noisy.

Photographs



Image 1: The pool shed



Image 2: Interior of the back room



Image 3: Interior of main room



Image 4: Back of the shed with small bird's nest



Image 5: Eastern side of the shed



Image 6: Plant growth and window on the western side of the shed

6. DISCUSSION AND RECOMMENDATIONS

Designated Sites and Priority Habitats

- 6.1. The development falls within the catchment of a European Site vulnerable to nutrient impacts. Within this location, proposals with the potential to affect water quality may have a likely significant effect on the qualifying features of the designated site through adverse nutrient impacts. The proposal includes the demolition of a pool shed and its replacement with a new pool building. This pool building will not contain any bedrooms and, therefore, will not result in a net gain of residential units. The LPA will not require to consult Natural England for nutrient impacts from this development, and therefore a Habitats Regulations Assessment (HRA) informed by nutrient budget calculations are not required in this instance.
- 6.2. Due to the site's proximity to the River Avon SAC and having a chalk stream (priority habitat) onsite, a Construction Environmental Management Plan (CEMP) will be required to avoid direct impacts to the watercourses during the construction phase.

Habitats

- 6.3. The shed is situated on an area of hardstanding next to the pool. The plants growing up its western side are ornamental and of low ecological value. The proposed pool house is wider than the shed and therefore will impact the bank with ornamental planting, which includes a small hawthorn. There is also the very large oak tree whose trunk is approximately a metre from the southeast corner of the shed. The proposed pool house will be situated within the root protection area for this oak and therefore, it is recommended that an arboricultural impact assessment is conducted by a suitably qualified professional to assess the impacts on the tree.

Status of Bats on Site

- 6.4. During the building inspection, the building was assessed as having negligible potential to support roosting bats. Therefore no further surveys are recommended to inform the planning application.
- 6.5. **In the unlikely event that a bat is discovered during the works, all work must cease, and a bat-licensed ecologist must be contacted for advice**

Mitigation

- 6.6. Given the site is within 5km of an internationally designated site (Chilmark Quarries SAC) designated for supporting important bat colonies, it is recommended no external lighting is installed. If any lighting is proposed a sensitive lighting plans should be designed
- 6.7. *Lighting:* Any new external lighting should be directed to avoid light spillage onto vegetation, particularly linear habitat features such as woodland edges or potential roosting sites within trees and buildings. Bats are sensitive to light and could potentially avoid the area if access

points or the surrounding areas become lit. Appropriate lighting options will prevent a negative impact on bats potentially using the habitats on site and should be approved by a suitably qualified and licensed bat ecologist. Lighting plans should be approved and signed off by a licensed bat ecologist prior to submission, to ensure the scheme is suitable for bats. If appropriate measures are taken to reduce light spillage from the development, it is likely that there will be no negative impacts on local bat populations.

- 6.8. See **Appendix 3** for further information on designing lighting to minimise impacts on bats.

Enhancements

- 6.9. The new workshop will have wooden cladding, so an integrated bat box will be unsuitable. A CJM Bat Box (formerly known as Vincent Pro), or a similar bat box made of wood concrete material, should be installed on mature trees onsite to provide roosting opportunities for bats. This should be placed western end of the property, away from the house and artificial lights. It should be mounted between 3 and 6 meters high, ideally facing south or southwest, with a clear, unobstructed flightpath to and from the box. If possible, the box should be near features like hedgerows and tree lines, which bats use for navigation and foraging.

Status of Birds on Site

- 6.10. The shed provides nesting opportunities for small birds. The proposed works will result in the loss of this nesting site. Disturbance and destruction of nesting habitats during the breeding bird season of March to August inclusive may cause harm and/or disturbance to breeding birds
- 6.11. All occupied bird nests have legal protection from disturbance, damage and destruction under the Wildlife & Countryside Act (1981). If required, all clearance of suitable vegetation, trees and works within the building where birds nest may be present should be undertaken outside of the nesting bird season (March to August inclusive for most species in the UK).
- 6.12. If works during the nesting season cannot be avoided, the building and all vegetation should be checked for nesting birds by a suitably qualified ecologist immediately prior to clearance taking place. If any active bird nests are found in the areas that need to be cleared they must be buffered from disturbance and works will not be allowed to resume within this buffer until the chicks have fledged.
- 6.13. To compensate for the loss of the small bird nesting opportunities, an integrated bird nest brick, such as the Green & Blue Bird Block | Nest Box, will be installed at least 2m from ground level, on a north or east-facing wall and away from windows and doors.

7. REFERENCES

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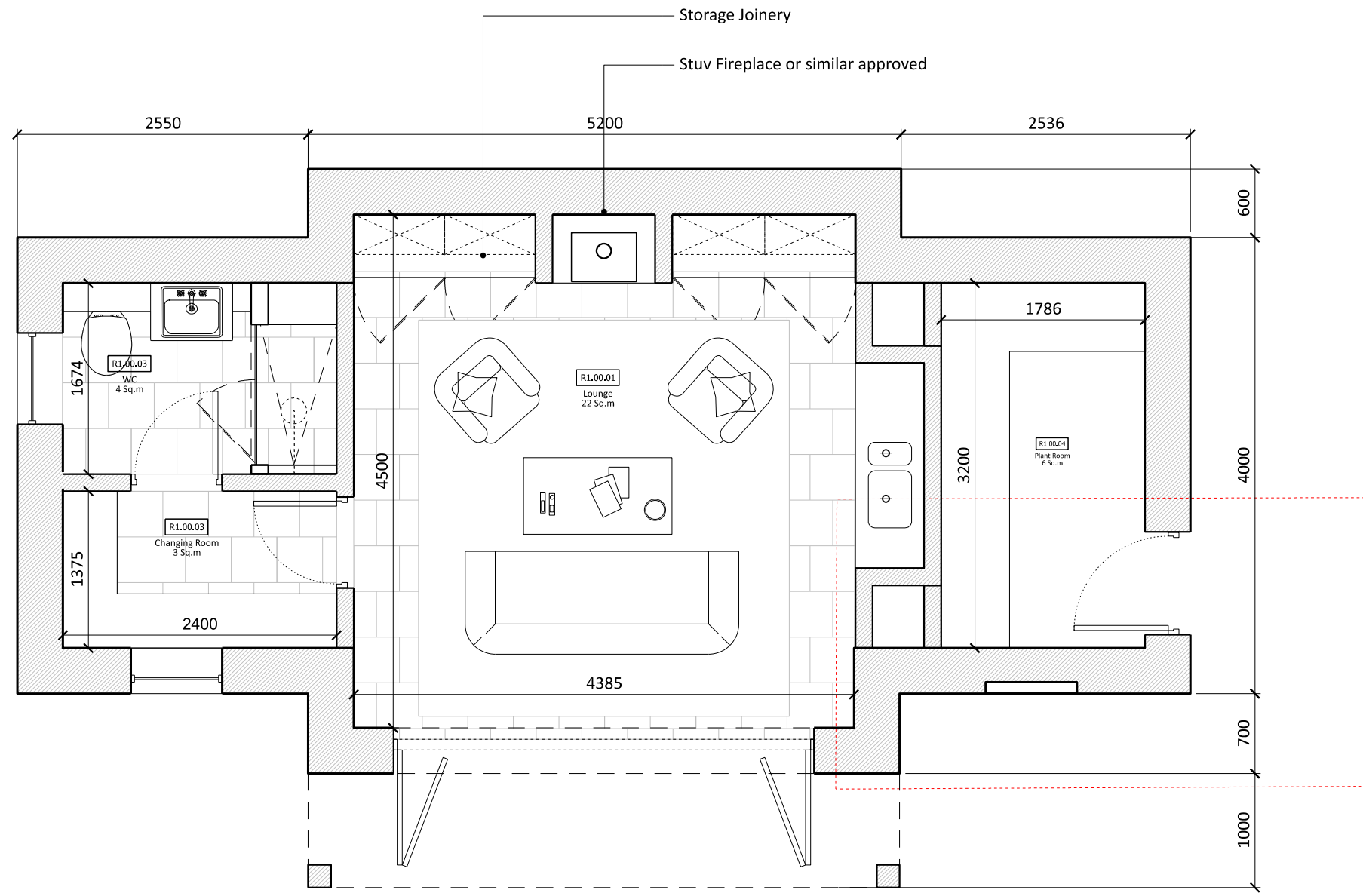
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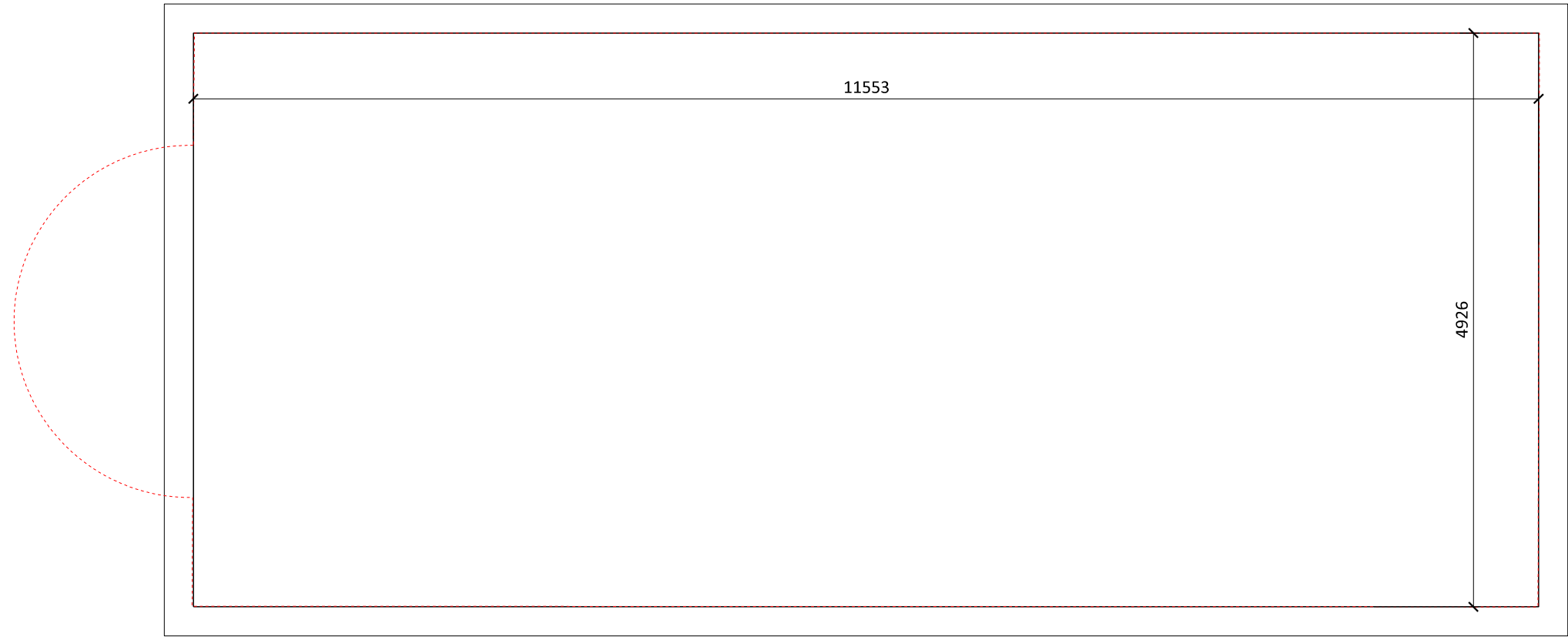
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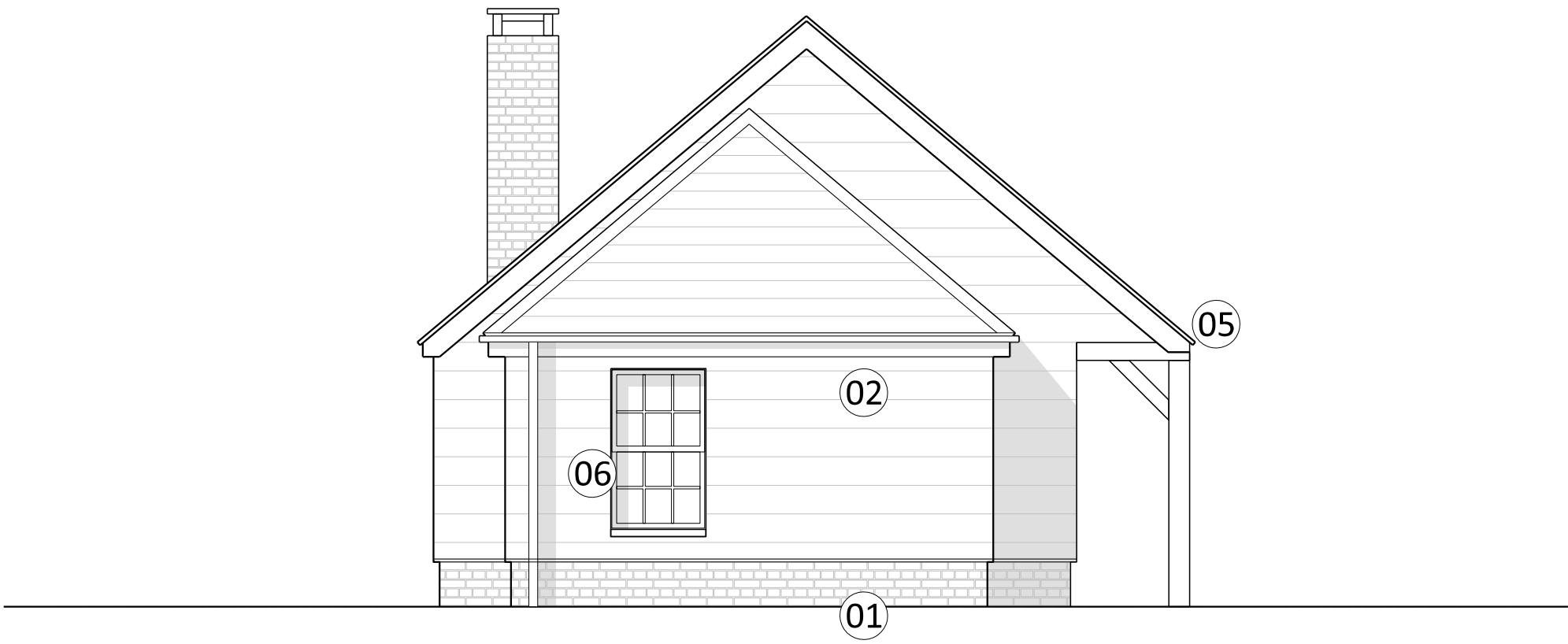
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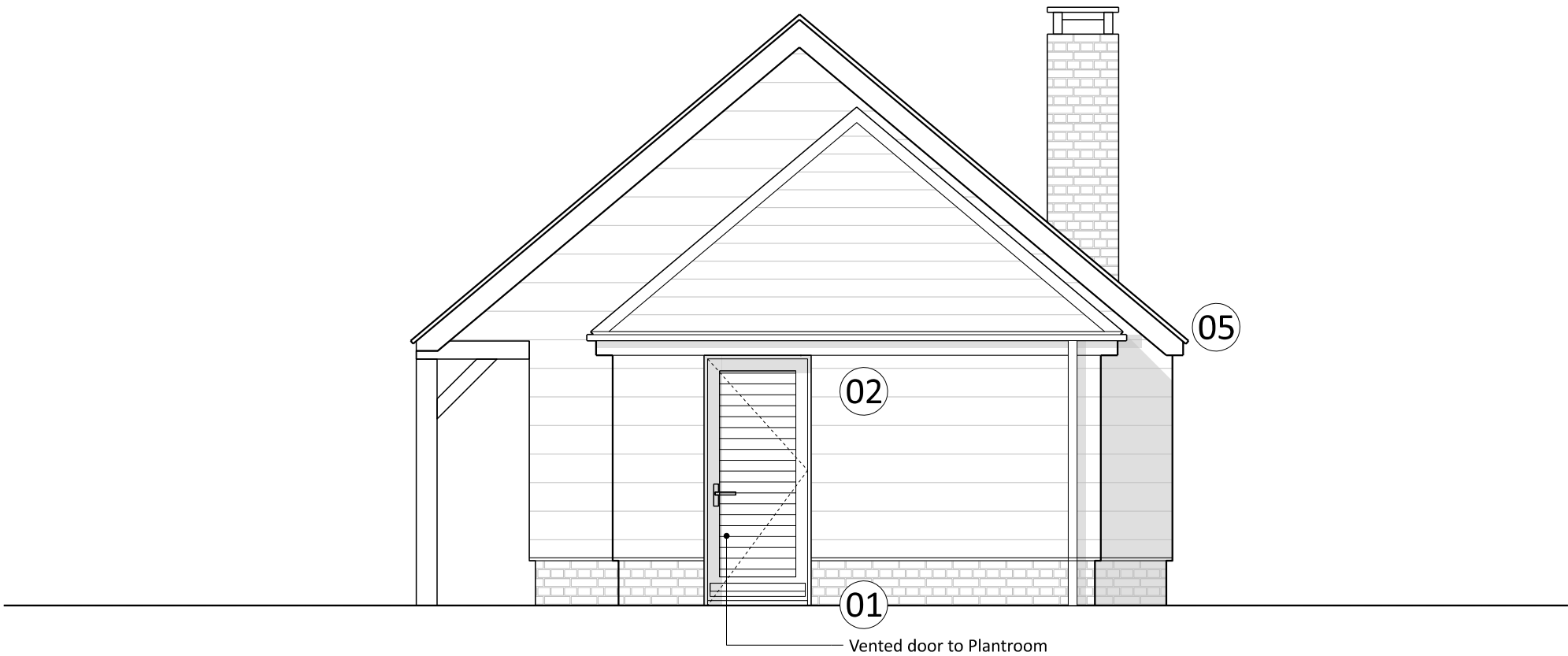
01 Proposed Ground Floor Plan
B1_P_00_100_1



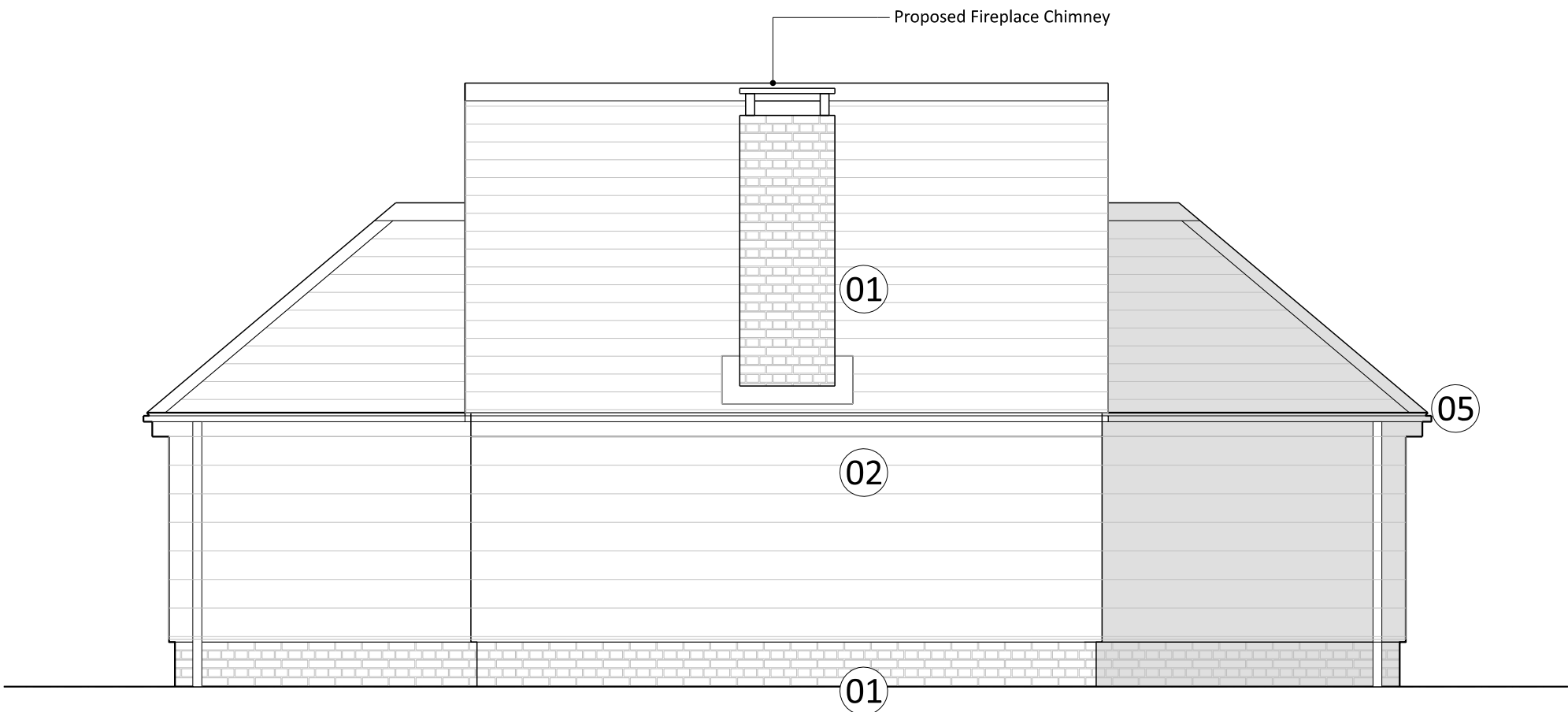
04 Proposed West Elevation
B1_P_00_200_1



02 Proposed North Elevation
B1_P_00_200_1

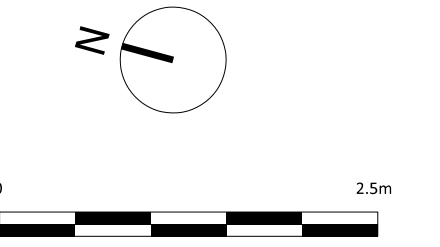


03 Proposed South Elevation
B1_P_00_200_1



05 Proposed East Elevation
B1_P_00_200_1

NOTES
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL OMISSIONS AND DISCREPANCIES TO BE
REPORTED TO THE ARCHITECT IMMEDIATELY.
DRAWINGS TO BE READ IN CONJUNCTION WITH
ENGINEER'S DRAWINGS AND SPECIFICATION.



- Materials Key:
- Proposed Garden Wall Bond Brick
 - Proposed Timber Shingle Cladding
 - Proposed Clay Tile
 - Natural Oak framed posts
 - Painted Aluminium RWG
 - Timber Casements
 - Aluminium frame windows

Client Issue	07.08.25	RG	A
Client Issue	02.07.25	RG	-
Revision description	Date	Check	Rev

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Project
2520_The Malthouse
Teffont Magna

Drawing
Pool House Proposed Ground Floor
& Proposed Elevations

Drawn	Date	Scale
AE	July 2025	1:50 @ A1 1:100 @ A3
Job number	Drawing number	Revision
2520	B2_P_00_100_001	A



THE IMPACT OF LIGHTING ON BATS

Bats favour a dark environment for both roosting and foraging as they are adapted to low-light conditions. Artificial lighting will disturb bats if the lighting covers roost access points, flight paths or foraging habitats.

The main peak of nocturnal insect abundance occurs at dusk and a delay in emergence results in a lower foraging rate for bats.

Artificial lighting creates a 'vacuum effect' for nocturnal insects. During the night nocturnal insects use the light of the moon* to navigate. However, artificial lighting and even sky glow above cities obscures the natural moonlight as it is closer

and radiates light in multiple directions.

Some species of bats have been recorded foraging around street lights such as *Pipistrellus* species and *Nyctalus* species. However, species that are less tolerant of artificial light are at a disadvantage when foraging as insects are drawn away from these species usual foraging grounds into the zones of artificial light.

Lighting must be considered in context to any development as increased lighting may cause roost abandonment, reduced reproductive success, and reduced foraging. Mitigation to reduce the impacts of lighting for bats is therefore of great importance in bat conservation.

Table 1: Summary of predicted impact of lighting for each species/genus

Impact	High	Medium	Low
Behaviour			
Maternity roost	All species	-	-
Night roost	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>	-
Emergence	All species	-	-
Foraging	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Commuting	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Swarming	All species	-	-
Hibernation	All species	-	-

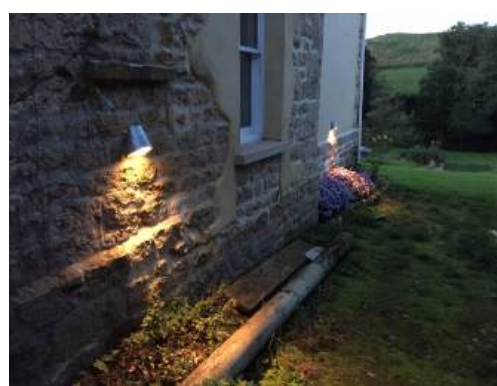
*For more information see Warrant, E., and Dacke, M. (2016) Visual Navigation in Nocturnal insects. *Physiology*, 31, 182-196.

Sources of light that can disturb bats include; light spill via windows, sport floodlighting, car headlights, roadside lighting, security lighting, aesthetic lighting of waterways, and aesthetic illumination of buildings. Glare will affect bats over greater distance than the target area directly illuminated.

Avoidance is the most effective method, but if this is not possible the following measures should be considered.

What lighting should I use?

- Low pressure sodium lights or 'warm' LEDs
- Wavelength above 540nm
- Colour temperature below 2700K
- Shielded lights that prevent light spill above a 70 degree angle
- Passive infrared (PIR) motion sensors



What to avoid:

- Lighting roost entrances, flightpaths, and foraging or commuting routes
- Reflective surfaces beneath lighting
- High level lights
- Non-directional lighting

Lighting should be considered at an early stage allowing impacts to be minimised through the design of the site.

Key Points

- Keep lighting intensity to the minimum level required
- Limit the times that lights are on to provide some dark periods (e.g. switching installations off between midnight and 5am)
- Dim lighting according to demand
- As an alternative to lighting pathways use paving materials that reflect moonlight
- Low level lighting allows darkness to be retained within higher vegetation
- Set dark habitat buffers - lighting should always be a minimum of 25m from vegetated margins and 40m from waterbodies
- Incorporate dark corridors within the site
- Compensate for the loss of dark areas by enhancing other dark areas
- Consider building design - install internal lighting away from windows



TYPES OF BAT BOXES



Schwegler 2F Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall



Schwegler 1FD Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall
- Small entrance hole discourages birds from using the box



Vincent Pro Bat Box

- Manufactured from timber and recycled plastic
- The front and the top of the box is black, which helps heat absorption
- Suitable for a range of species including pipistrelle species, Myotis species, and brown long-eared bats.
- No maintenance required



Schwegler 2FN

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle species, Myotis species, serotine, brown long-eared, noctule and Leisler's bats
- Dual entrance
- Birds and dormice have also been found using this box
- A newer model is now available, Schwegler 3FN, designed with smaller entrance holes which discourage birds and dormice



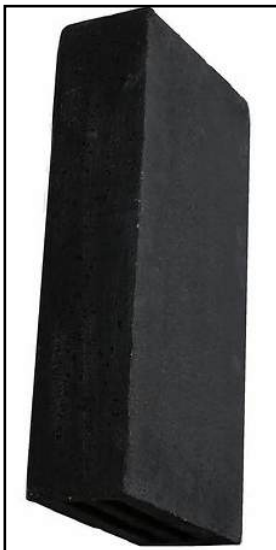
Schwegler 1FS Large Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of bats including pipistrelle species, Myotis species, Noctule, and brown long-eared bats
- Three grooved inner wooden panels are connected to the front panel, which are ideal for bats to cling to.
- Accommodates large summer colonies



Schwegler 1FF Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of crevice dwelling bats including pipistrelle species, barbastelle, noctule, and brown long-eared bats
- Rough wooden surface for bats to cling onto and climb



Greenwoods Ecohabitats Small Hollow Bat Box

- Manufactured from long-lasting ecostyrocete
- Lifetime - 20-25 years
- Suitable for a range of bats preferring a cavity space, including pipistrelle species, myotis species, noctule, and brown long-eared bats
- Suitable for hibernating bats