

The Three Daggers, Edington

Ecological Impact Assessment

November 2025



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This document does not purport to provide legal advice.

This document has 16 pages including the front and rear covers.

Document history

Revision	Purpose / Description	Authored	Reviewed	Issue Date
1.0	Ecological Impact Assessment Report	IL	AS	17/11/2025

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1 Introductions

1.1 Terms of Reference

1. Providence Ecological Ltd, was commissioned by Three Daggers Operating Ltd to undertake a Preliminary Ecological Appraisal (PEA), three Bat Emergence surveys (for presence / likely absence as well as roost characterisation), and provide an Ecological Impact Assessment (EclA) report and Biodiversity Net Gain assessment in connection with proposed works at The Three Daggers, Edington (hereafter referred to as the Site) in relation to a planning application.
2. This report has been undertaken with reference to current good practice guidance¹²³⁴ and provides an assessment of potential effects of the works on identified designated sites, species and habitats of conservation significance and other features of ecological interest.

1.2 The Site

3. The Site is located within the village of Edington, Wiltshire at Ordnance Survey national grid reference ST 93174 53291 and includes a farm shop, and two areas of modified grassland (one being an amenity play area and the other being pasture) which are divided by a narrow footpath. Habitats present included modified grassland, native hedgerows, a short ornamental hedgerow, standard trees, and artificial sealed and unsealed surfaces as well as the farm shop structure and an area of decking.
4. The northern boundary is not physically defined and is a continuation of the modified grassland pasture. The southern boundary is defined by the Farm Shop parking area and the adjacent pub. The western boundary comprise a native hedgerow with mature trees and a post and wire fence. The eastern boundary is defined by wooden fencing, bramble scrub, residential housing and a public footpath.
5. Adjacent habitats off site include further modified grassland, native hedgerows, as well as residential buildings and gardens, local roads, and footpaths. The wider surrounds are generally a continuation of the adjacent habitats.

1.3 The Proposed Scheme

6. The Proposed Scheme (drawing "Farm Shop as Proposed; Drawing 2476-25-04") includes the creation of a café extension to northern elevation of The Three Daggers Farm Shop as well as a new wood fire oven flue adjacent to the structure's western elevation.
7. The Proposed Scheme (WHLandscape drawing "1905-LA-1") includes an extension of the northern aspect of the farm shop (new café area), creation of vehicular access, a reinforced grass parking area, a multi-use games area, new native hedgerow, beech hedging with 6 trees, 18 new standard trees as well as additional garden planting, fencing, gates, and a new brick wall.
8. The proposals include the retention of all but two trees (noted as diseased on WHLandscape "1905-LA-1"), the loss of 15m of hazel hedgerow, bramble scrub and the replacement of modified grassland (Emorsgate Strong Lawn Mixture EG22; total 4 species; estimated 1-3 species/m).

1.4 Scope of the Assessment

9. This report presents ecological information obtained during the following:
 - A PEA of the affected areas on 28/02/2025.
 - a desk-based study undertaken on 22/05/2025.
 - Three Bat Emergence surveys undertaken between August and September 2025.

1.4.1 Surveyor Competencies

10. The surveys were led and overseen by Natural England bat licenced surveyor Alex Sams (NE level 2 licence number 2017-27861-CLS-CLS) who has over 14 years of experience within ecological consultancy and is sufficiently experienced following the Chartered Institute of Ecology and Environmental

¹ Butcher, Carey, Edmonds, Norton and Treweek (2020) *The UK Habitat Classification User Manual Version 1.1*. UKHab Ltd

² CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal*. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

³ CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2*. Chartered Institute of Ecology and Environmental Management, Winchester.

⁴ Collins (2016) *Bat Surveys for Professional Ecologist: Good Practice Guidelines (3rd ed)*. The Bat Conservation Trust, London.

Management (CIEEM) competency framework⁵. Alex was assisted by Izzy Lakin who has 4 years' experience within ecological consultancy.

1.5 Aims and Objectives

11. The field survey aimed to detail the habitats present on Site, identify, and characterise the potential use of the Site by any protected or notable species and/or the presence of any habitats of conservation significance within areas affected by the proposed works.
12. The report details the required measures to avoid or mitigate any potential damage and/or disturbance to habitats and species of conservation significance. This intends to inform the Client (and/or any agent acting on their behalf) of their relevant obligations, as well as providing sufficient information for the LPA to write planning conditions, as deemed necessary.
13. The recommendations have been provided in line with the mitigation hierarchy as detailed by NPPF paragraph 175 (a)⁶

⁵ <https://www.cieem.net/competency-framework>

⁶ National Planning Policy Framework paragraph 175 (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.*

2 Methods

2.1 Desk Study

14. The geographical area for obtaining ecological data through desk studies has been determined using best practice guidance (see Section 1.1 footnotes) and professional judgement. Baseline data has been gathered from the MAGIC website which included data gathering in relation to statutory designated sites, protected and priority habitats as well as granted European Protected Species Licences (EPSL) (where available). The study areas used for the data gathering are detailed in Table 1 below. The desk study was undertaken on 22nd May 2025.

Table 1 – Desk study search areas

Data Type	Search area – distance from Proposed Scheme boundary
Statutory designated sites	1km (4km for bat SAC)
Granted European Protected Species Licences	1km
Non-statutory designated sites	500m
Priority habitats and species (incl. Ancient Woodland & veteran trees)	500m

2.2 Field Surveys

15. The geographical area for undertaking ecological field surveys has been determined using the current survey guidance (see Section 1.1 footnotes), professional judgement, and the Ecological Zone of Influence (EZol), which have been determined based on likely effects arising from the Proposed Scheme.

2.2.1 Preliminary Ecological Appraisal

16. A PEA survey was undertaken on 28th February 2025, following best practice guidance for UKHab survey¹, Preliminary Bat Roost Appraisal⁴ and Preliminary Ecological Appraisal². The survey recorded information on the habitats within the red line boundary (RLB) and any surrounding land up to 50m from the RLB (where legally and safely accessible).
17. Photographs taken during the ecological survey are provided alongside the relevant text.

2.3 Bat Presence / Likely Absence Surveys

18. Due to the overall high bat roosting suitability of The Three Daggers Farm Shop, three bat emergence surveys were carried out in line with Bat Conservation trust guidance to inform the potential effects on bats. These were led by a Natural England bat licenced surveyor who has been assessed to be at least of capable experience following the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework.
19. The surveys were completed by three surveyors each equipped with bat detectors (Wildlife Acoustics Echometer Touch 2 Pro) as well as Night Visual Aids (NVAs) (Nightfox Whisker Infra-red (IR) video recording devices). Recordings were reviewed post-survey, as necessary.
20. The bat emergence surveys began at least 15 minutes prior to sunset and continued until at least 1.5 hours after sunset. (See **Table 2** for more details)

Table 2: Bat Emergence Survey Dates, Times and Conditions

Date	Start / End Time	Sunset	Rain ⁷	Cloud Cover	Wind ⁸	Temperature (C)
09/08/2025	20:45 / 22:15	20:20	Nil	~1-5%	1-2	18
27/08/2025	20:06 / 21:36	19:36	Nil	40%	1-2	17
18/09/2025	18:46 / 20:46	19:16	Nil	85%	2-3	18

⁷ Precipitation intensity on scale of 0-5: 0 = Dry, 1 = Light drizzle, 2 = Light rain, 3 = Moderate rain, 4 = Heavy rain, 5 = Torrential rain

⁸ Wind speed score of 0-12 against Beaufort scale: 0 = calm, 2 = light breeze, 4 = Moderate breeze, 6 = strong breeze, 7 = High wind, 9 = Strong gale, 12 = Hurricane

3 Baseline Results

3.1 Desk Study

3.1.1 Statutory / Non-statutory Designated Sites

21. Bratton Downs SSSI is situated approximately 70m south of the site. It is designated for lowland calcareous grassland and mixed deciduous woodland supporting Duke of Burgundy and Adonis Blue butterflies as well as scarce forester, cistus forester and forester moths. The habitats on Site are sub-optimal for these species. The Bratton Downs SSSI is therefore not considered further in this report.
22. The Site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone but does not trigger the need for the LPA to consult with Natural England on the potential effects of the development on any associated protected site.
23. The Salisbury Plain, Cranborne Chase & Pewsey Downs Important Plant Area is located within 75m south of the Site. Designated for its abundance of plant species linked to ancient woodland and its significance for lichens in southern England. The Site is not likely to be ecological linked to this Important Plant Area.

3.1.2 Priority Habitats and Ancient Woodland

24. Numerous areas of Habitat of Principal Importance (HPI) are present within 500m of the Site including Broadleaved Woodland alongside areas of Lowland Calcareous Grassland and Lowland Meadows all present to the south of the Site.
25. An ancient common yew tree is present within 500m but is not within the zone of influence of the proposed works.

3.1.3 Species Data Record

26. One granted European Protected Species licence application was present within 1km of the Site:

Table 2 – EPS Licences within 1km of the site

Type of Licence	Licence Reference	Species covered	Species effected	1km grid ref point
EPS Mitigation Licence	2014-1103-EPS-MIT	Brown long-eared (bat)	Brown long-eared (bat)	ST93105320

3.2 Habitats

27. The Site consisted predominantly of two areas of modified grassland; the northern field (hereafter referred to as Field 1) and the southern field (hereafter referred to as Field 2) with a footpath with post and wire fencing and trees dividing these two fields. Tree species included beech, silver birch, field maple, cherry, horse chestnut, ash, and lime. The Farm Shop structure and other sealed surfaces area also present.
28. A UKHab plan is provided at the end of Section 3 on Page 8.

3.2.1 Modified Grassland (UK Hab G3)

29. Field 1 - The grassland sward included no thatch and was less than 10cm in height throughout. Species diversity was low (<3 species / m2) and predominantly comprised perennial ryegrass, with occasional fescue sp., creeping buttercup, cock's-foot and occasional to rare cow parsley and rough chervil at fences and boundaries. Tall ruderal species including common nettle were present within the grassland alongside the western hedgerow.
30. Field 2 - The grassland sward included no thatch and was less than 10cm in height throughout. Species diversity was low (<3 species / m2) and comprised common plant species such as lesser celandine, greater plantain, dandelion agg., common daisy, dead nettle, and ribwort plantain.
31. An area of hard standing with skate park ramps was situated at the west of Field 2, while an area for football and scattered play equipment was located throughout the remaining areas of Field 2.

3.2.1.1 Boundaries

32. A native hedgerow with mature beech trees was immediately adjacent to the western boundary with abundant bramble and ivy as well as frequent common nettle and occasional cock's-foot and lords-&-ladies. This hedgerow continued through to the road to the south.

33. A footpath bound by post and wire fence to both sides divided the two fields. The footpath entered the site through a small access to the two fields which comprised access to Field 1, a tarmac access strip to Field 2, modified grassland, occasional ornamental planting and short sections of “leggy” and/or defunct hedgerow forming the Site boundary.
34. The southern boundary of Field 2 consisted of a mixture of a 4m high hazel hedge (dividing the field from the Farm Shop), fencing, pedestrian access, and a beech hedge. The eastern boundary comprised a strip of bramble dominated scrub.



Figure 1 - Aerial view of the Site and the immediate surrounds.

3.2.2 Structure

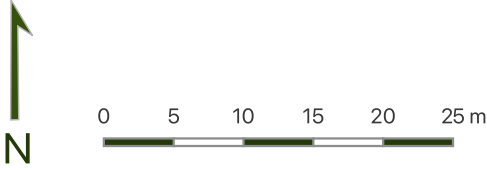
35. The Farm Shop (Structure) is an L-shaped structure situated to the southwest of the Site and is a brick and timber construction with pitched and hipped slate tile roofing. The walls are clad with timber wavy edge boards. The Structure is built on a slope and is built over two levels. Wooden decking extends from the upper level at the western aspect. The tall hazel hedge runs immediately parallel to the structure’s northern elevation. Surrounding habitats included hard standing (u1b – developed land, sealed surface), ornamental scrub and amenity use modified grassland (Field 2 and immediately to the east). All internal areas of the structure were in active daily use and the upper floor is open to the roof which is boarded (i.e. no large voids were present).

3.2.3 Adjacent Habitats (off site)

36. Modified grassland was situated to the west of the Site. North of the Site was a continuation of the modified grassland in Field 1. The further surrounds comprised residential buildings and gardens, roads, footpaths, amenity use grassland and pond, arable land, scrub, modified grassland, deciduous woodland, and lowland calcareous grassland.

Legend

-  Red Line Boundary
-  Ornamental Trees
-  Species-Rich Native Hedgerow with Trees
-  Native Hedgerow (species poor)
-  Non-native & Ornamental Hedgerow
-  g4 - modified grassland
-  h3 - dense scrub
-  u1b - developed land.sealed surface
-  u1.828 - vegetated garden
-  g4.839 - modified grassland - track



Project: Three Daggers, Edington

Title: PEA Map

Client: Three Daggers Operating Ltd

Date: 24/06/2025

Ref: 2502-PEA

Drawn AS

Rev 1.0



3.3 Bats

3.3.1 Foraging and Commuting Bats

37. The Linear vegetated features on Site were considered likely to be of low potential suitability for foraging bats, but of moderate to high suitability for commuting bats.
38. The modified grassland is likely to support a negligible to low invertebrate prey assemblage.

3.3.2 Roosting Bats

39. Trees within the western boundary were not observed to have any PRFs present, however, these may be present at heights where surveyors were not able to view.
40. All wavy edge boards at the western, eastern and northern aspects were considered suitable to support roosting bats as suitable Potential Roosting Features (PRF) and access gaps were present behind and between wavy edge boards as well as behind and between fascia boards and the wavy edge boards (**Figure 2 & 3**). These features were considered to be of high potential suitability for crevice-dwelling bats.
41. The roof included no voids and all tiles were in good condition and exhibited no suitable access points for bats or birds.
42. **Wintering bats** - The use of the identified PRFs by wintering bats between November to March inclusive (potentially reduced to December to February subject to climatic conditions) cannot be ruled out, particularly at the northern elevation which is likely to experience more stable conditions than the eastern and/or western elevations. Surveying for wintering bats is not considered to be feasible due to the extensive area required to be surveyed and the potential to damage any roosts if present as well as the potential to disturb any wintering bats if present.

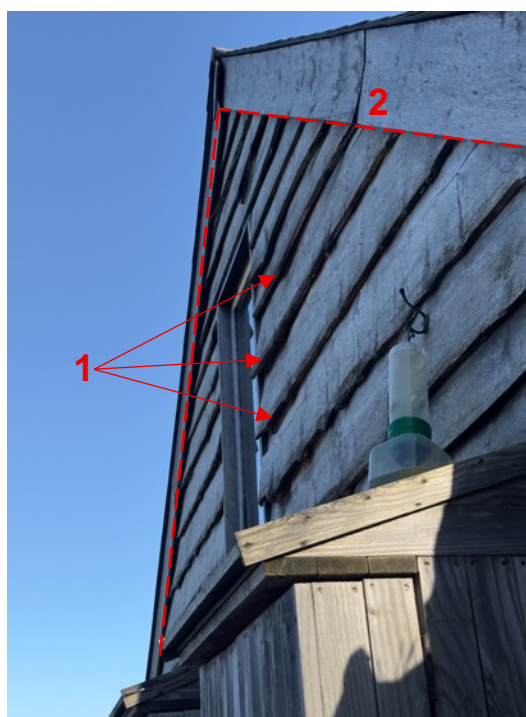


Figure 2 - The western elevation (1= gaps between the timber boards, 2= gap between the fascia and timber wall)



Figure 3 - The northern elevation also showing hazel hedgerow

3.4 Bat Emergence Survey

3.4.1.1 Bat Emergence Survey 1 (9th August 2025):

43. A single soprano pipistrelle bat emerged from between the 2nd and 3rd timber board down from the apex of the eastern elevation hereby referred to as “**Roost 1**” (**Figure 4**).

3.4.1.2 Bat Emergence Survey 2 (27th August 2025):

44. A single soprano pipistrelle bat emerged from Roost 1 (Figure 5).

3.4.1.3 Bat Emergence Survey 3 (18th September 2025):

45. A single bat (likely *Pipistrellus* sp.) emerged from between the 5th and 6th timber board down from the apex of the eastern elevation (**Figure 6**) hereby referred to as “Roost 2”.
46. A possible re-entry of an unidentified bat was recorded at the northern aspect but could not be confirmed due to limited recording quality (**Figure 7**).



Figure 4 – BE1 / 9th August 2025 - Screenshot showing emerging soprano pipistrelle (red circle) and roost emergence location (blue dotted line)

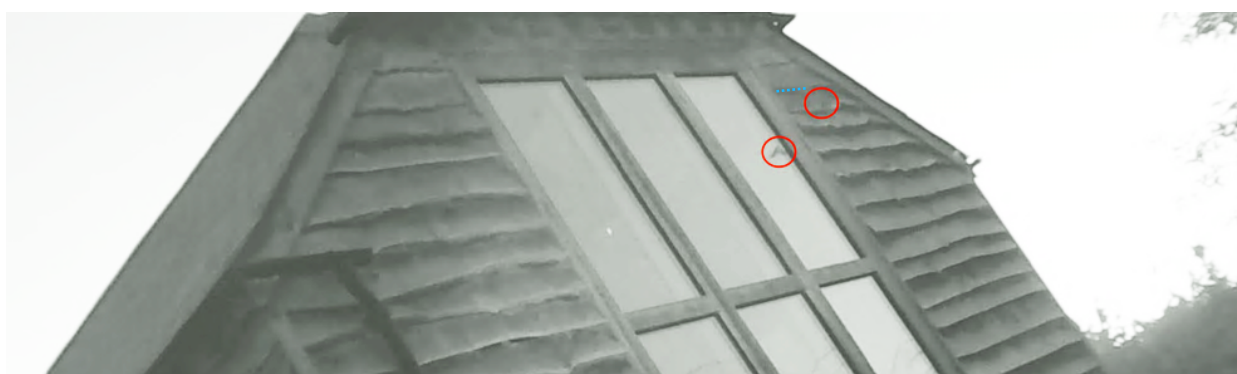


Figure 5 – BE2 / 27th August 2025 - Screenshot showing emerging soprano pipistrelle and reflection (red circle) and roost emergence location (blue dotted line)

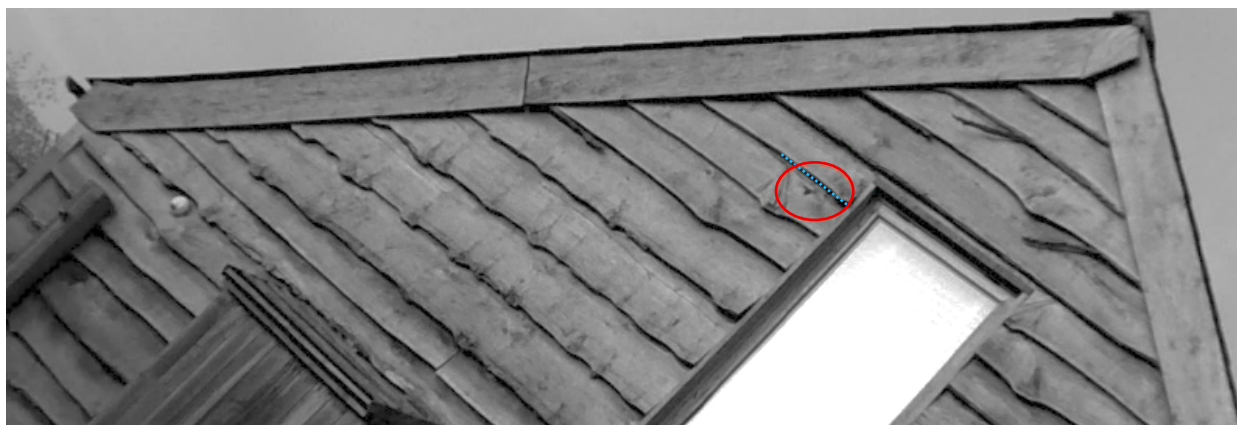


Figure 6 – BE3 / 18th September 2025 - Screenshot showing emerging bat (unknown species) (red circle) and roost emergence location (blue dotted line)



Figure 7 – Location of potential re-entry of an individual likely *Pipistrellus* sp. bat at northern elevation showing general area of possible re-entry location (dotted blue circle)

3.4.1.4 Bat Emergence Survey Summary

47. Two bat roosts were identified during the survey:
 - a. **Roost 1** (an individual soprano pipistrelle day roost);
 - b. **Roost 2** (an individual likely *Pipistrellus* sp. day roost)
48. One additional possible individual (likely *Pipistrellus* sp.) day roost was identified at the northern elevation but could not be confirmed during the surveys.

3.4.2 Incidental Bat activity

49. During the bat emergence surveys, additional species including soprano pipistrelle, common pipistrelle, serotine bat and noctule bat were observed commuting and foraging on and adjacent to the Site.

3.5 Nesting Birds

50. The Structure, hedgerows and trees on site all have suitability to support nesting birds. No suitability for species such as barn owl was recorded.

3.6 Other

51. The Site is likely to have various species moving through the Site such as fox, badger, and deer. Species of Principal Importance (SPI) such as hedgehog, are also likely to move across the Site, however, no suitable shelter was identified on Site for this species.
52. The Site itself is unlikely to support any reptiles or amphibians. However, habitats off site such as gardens and the pond have suitability to support these.
53. No other notable or protected species are considered likely to utilise the Site. The hedgerows forming the Site boundaries or those immediately adjacent to the Site boundaries may support dormice but are not to be affected by the works. The tall and narrow hazel hedge is unlikely to be of value to dormice but may support nesting birds.

4 Potential Effects and Avoidance/Mitigation/Compensation

	Baseline Feature	Associated Species / Habitat	Effect	Phase of Development	Duration of Effect	Avoidance / Prevention	Mitigation	Compensation	Predicted Effects
SSSI	Bratton Downs SSSI	Broadleaved, mixed and yew woodland.	No effect	n/a	n/a	n/a	n/a	n/a	None
Habitat	Modified Grassland	n/a	Loss;	Demolition / clearance	Temporary & Permanent	n/a	n/a	n/a	None
	Hazel hedgerow	Birds	15m loss; Root compaction; Accidental damage	Demolition / clearance	Temporary & Permanent	n/a	n/a	Creation of new native and beech hedgerow (beyond compensation)	Negligible short term
	Native Hedgerow	Mature trees; Bats; Birds; Dormice	Root compaction; Accidental damage	Demolition / clearance; Construction.	Temporary	Hedgerows and trees will be protected with root protection areas in line with BS 5837:2012	n/a	n/a	None
	Mature trees	Bats; Birds; Dormice	Root compaction; Accidental damage	Demolition / clearance; Construction.	Temporary	See habitat avoidance / prevention above	n/a	n/a	
	Bat Foraging Bat Commuting Bat Roosting	Mature trees; Native hedgerow	Disturbance from artificial lighting	Demolition / clearance; Construction; Operation	Temporary	During clearance and construction, no external lighting will be used between sunset and sunrise.	A Precautionary Method of Working will be adopted throughout the dismantling / stripping of the existing structure.		None
Species		1x individual soprano pipistrelle day roost; 1x individual <i>Pipistrellus</i> sp. day roost; Timber Structure (The Three Daggers Farm Shop); Mature trees	Disturbance; Accidental roost damage / loss; Roost obstruction		Temporary; Long-term	Demolition / clearance & Construction: - No external lighting will be used between sunset and sunrise. - Works will be timed to be completed outside of the wintering period (i.e. outside of November to March inclusive) as a precautionary measure. If not, works will be carried out in summer. - A 1m buffer around each identified roost access point will be maintained throughout the construction phase. This will be clearly indicated using biodegradable flagging tape or similar. Operational Phase: - A precautionary 1m buffer around each identified roost access point will be maintained during the operational phase. - The proposed wood fire oven flue will be located at least 1.5m away from the roost access point and the outlet will extend above roof level to avoid disturbance from heat/smoke. - No new external artificial lighting will be included at any elevations. - All new artificial lighting at the external area of parking and accesses will be highly directional, at a low intensity and set to PIR with timers to avoid effects on bats.	A Bat Mitigation Plan could be created to detail all mitigation and enhancement required	n/a As a precaution (due to the possible bat re-entry at the northern elevation, 1 new bat crevice feature and 1 new small void bat box will be integrated into the northern elevation.	Possible disturbance to nearby roosting bats; No long-term effects predicted
	Birds	Native hedgerow with trees; Scrub	Accidental damage to habitat; Disturbance to nesting birds; Killing / injury	Demolition / clearance; Construction	Temporary	See habitat avoidance / prevention above	n/a	n/a	None
	Dormice	Native hedgerow with trees; Scrub	Accidental damage to habitat	Demolition / clearance; Construction	Temporary	See habitat avoidance / prevention above	n/a	n/a	None

4.1 Roosting Bats

54. **In the absence of avoidance and mitigation**, the proposed works may disturb, kill, and/or injure any bats present and/or the damage and destruction of crevice dwelling bat roosts during demolition, construction and operation. This would likely constitute an offence under current legislation.
55. With the appropriate mitigation measures in place the proposed works are not expected to cause disturbance or direct impacts to roosting bats, and as such, a European Protected Species (EPS) licence is not considered necessary.

4.1.1 Mitigation

56. A Precautionary Method of Working must be employed during dismantling/stripping and should include the following **mitigation measures during dismantling / stripping / construction**:
 - a. Works to be carried out preferably during early spring or autumn (to also avoid nesting birds) or summer due to the potential for bats to be present over the wintering period (NB - see **Section 4.2 Nesting Birds** for additional potential timing constraints).
 - b. Prior to the commencement of any works, three crevice dwelling bat boxes will be installed on mature trees at the western hedgerow (<100m of the Structure) and will be implemented in line with best practice as set out in the CIEEM Bat mitigation Guidelines⁹. These will act as a receptor should any crevice dwelling bat species be found during the works.
 - c. Tree mounted boxes would be left in-situ in perpetuity as an enhancement to the scheme.
 - d. Following the erection of the bat roost boxes and a check of existing features by a suitably qualified bat ecologist, dismantling / stripping works would be completed by hand, with all materials to be fully checked for any current presence of bats.
 - e. A suitably qualified bat ecologist should be present throughout all dismantling / stripping works.
 - f. The presence of any scaffolding and / or any works within 3m of the identified bat roosts must be assessed by the suitably qualified bat ecologist prior to implementation – to ensure the continued use of these roosts by bats. **NB – If this cannot be done then a EPS mitigation licence will need to be obtained from Natural England.**
57. **Mitigation measures during occupation**
 - a. Works to be carried out during spring, summer or autumn or late autumn due to the potential for bats to be present over the wintering period (**NB - see section 4.2 Nesting Birds**).
 - b. During works a precautionary 1m buffer around each confirmed roost access point should be maintained during works to avoid any accidental damage to the roosts.
 - c. The proposed wood fire oven flue will be located at least 1.5m away from the identified bat roost on the western elevation and the outlet should extend above roof level to avoid disturbance from heat/smoke.
 - d. No new lighting will be included on the western or eastern aspects.
 - e. No light spill will occur within a 5m horizontal distance from the existing roosts.
 - f. External lighting will only be included where necessary for safety and access to avoid any potential effects on bats.
 - g. All new external lighting will be at a low height, downward facing, highly controlled for light spill, directional and low intensity to prevent direct or reflected light spill to the roosts or their commuting routes. Any new lighting will be set to PIR movement sensors with the sensitivity set to low, so as to be triggered by humans rather than any passing wildlife. It will be set to only come on for 30 seconds or less.

4.2 Nesting Birds

58. The works have potential to directly affect active nesting birds as well as to result in the loss of access to nesting locations. This would constitute an offense under current legislation.
59. Works should be timed to avoid the bird nesting season which runs between March and August (inclusive). If this cannot be achieved, then a check for nesting birds must be undertaken immediately prior to any works. Upon completing a check and confirming absence of birds, all suitable nesting features should be

⁹ Reason, P.F. and Wray, S (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for development affecting bats. Version 1.1, CIEEM and Environmental management, Ampfield.

dismantled by hand within 48 hours. Should any active nests be present at any time, these must be protected and avoided, and works will be halted within a suitable exclusion zone until any chicks have fledged.

4.3 General Mitigation Recommendations

- 60. Storage areas should be kept tidy and free from hazards, and any excavations should be covered, or a means of escape should be provided to prevent animals from entering them and becoming trapped or drowned; and
- 61. If any protected species or evidence of legally protected species, or any invasive non-native plant species, are unexpectedly encountered at any point during the works, all works should cease, and an ecologist should be contacted for further advice on how to proceed.

5 Enhancements

5.1.1 Habitat

- 62. New native hedgerows and beech hedgerow will enhance the Site for invertebrates, foraging and commuting bats as well as foraging and nesting birds. Other species such as widespread reptiles and amphibians, which may be present in the wider landscape and surrounding habitats such as gardens and pond may also benefit from these habitats, if present.

5.1.2 Bats

- 63. The creation of new native hedgerows will enhance the Site for foraging and commuting bats.
- 64. The three boxes installed on the mature trees will be retained as an enhancement.
- 65. Two new crevice bat roosting features will be created on the northern elevations of the renovated structure. These will comprise crevices between external timber cladding and either internal timber or internal bitumen lined sections with 5cm x 2cm gaps between external boards included for access. These will measure at least 50cm wide and up to 50cm in height.
- 66. A single integrated small void bat box will also be integrated (if possible) or retrofitted into the western end of the northern elevation.

6 Conclusion

- 67. The Proposed Scheme predominantly includes the physical loss of improved/modified grassland of negligible conservation significance and loss of bramble scrub of low conservation significance and will create a significant length of native hedgerow as well as the enhancement of modified grassland through an increase of wildflowers.
- 68. The Proposed Scheme includes sufficient natural habitat to be considered an enhancement in and of itself.
- 69. Recommendations to avoid negative effects have been provided. It is likely that, should the avoidance recommendations be adopted/incorporated, no significant long-term effects are likely to result from the Proposed Scheme.
- 70. The Site is likely to experience **an increase in functional ecology and biodiversity** (and no overall loss of biodiversity) due to the Proposed Scheme.

6.1.1 Report Validity

- 71. In the event of scope or programme changes or if works do not commence within 12 months of the date of this report, then updates to the surveys may be required to ensure the validity of the data, as per CIEEM guidance¹⁰.
- 72. This report relates to proposals as detailed within Section 1.3 and is not considered valid in relation to any other design.

¹⁰ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys



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