



The Haven, Minety
Preliminary Ecological Appraisal (PEA)
For Mr. Carl Room

12th December 2025

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1. Introduction

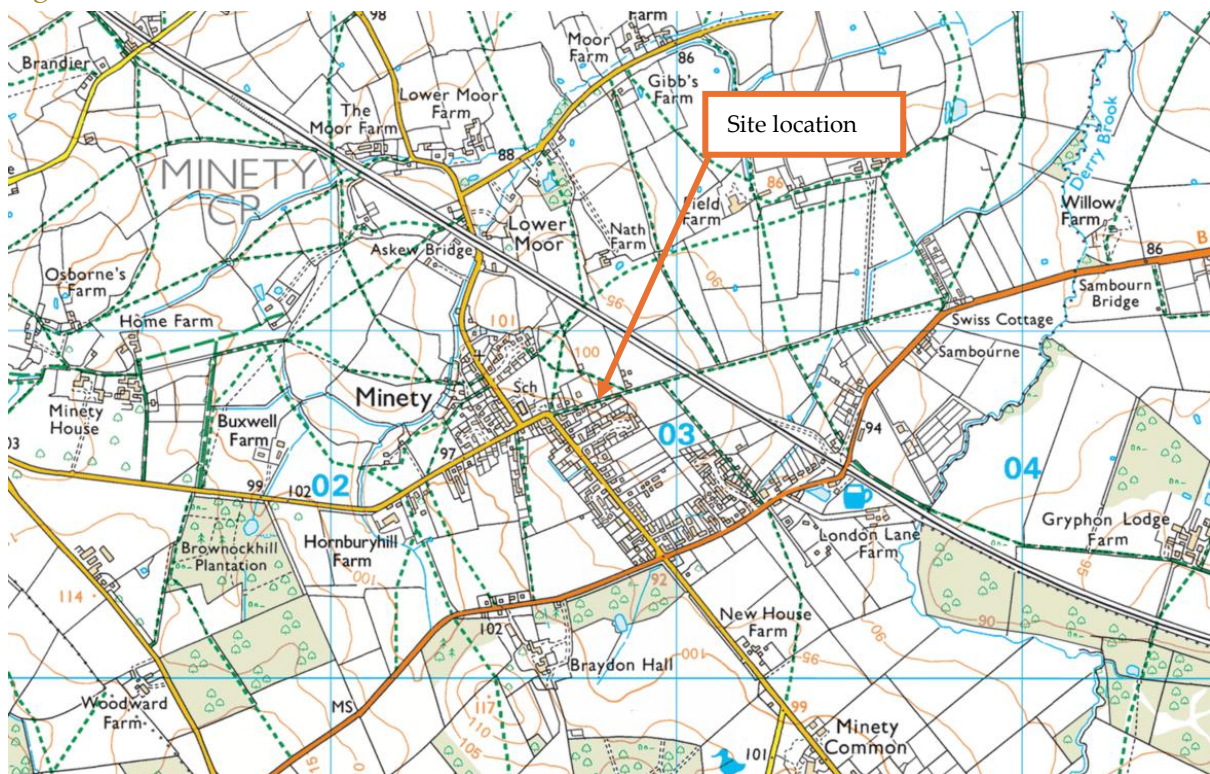
1.1 Commission

Ellendale Environmental Limited was commissioned by Mr. Carl Room to undertake a Preliminary Ecological Appraisal (PEA) for an area of land and a vacant residential property (with outbuildings) at The Haven, Minety, Wiltshire, SN16 9QG ('the site'). In addition, a Preliminary Roost Assessment (PRA) of the buildings within the site has been undertaken. It is proposed demolish the residential building and outbuildings and erect two new dwellings on the site ('the proposed development').

1.2 Site Details

The site is located in Minety, approximately 9km north-west of the edge of Swindon at OS grid reference SU 02751 90780. It comprises an existing but vacant residential property and outbuildings surrounded by a former garden area.

Figure 1: Site location



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1.3 Survey Objectives

On the basis of the brief provided by the client, Ellendale Environmental conducted an ecological survey of the site and a 50m buffer (where accessible and appropriate) to fulfil the following needs:

- Obtain baseline information on the current habitats and ecological features in and around the site;
- Identify any further specialist surveys that may be required;
- Identify the presence (or potential presence) of any protected species whose disturbance may require consent under The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) or the Wildlife and Countryside Act, 1981 (as amended); and
- Identify any species or habitats which may require special mitigation during the development of the site.



2. Methodology

2.1 Data Search

Publicly available databases, including using MAGIC and the NBN Atlas, were consulted for historical evidence of:

- Statutory land-based designations;
- Non-statutory land-based designations;
- Local Biodiversity Sites; and
- Protected and notable species.

The data search was conducted within a 2km (5km for bats) radius of the site boundaries.

2.2 Phase 1 Habitat Survey

A Phase 1 Habitat survey of the site area was undertaken, and the habitats present on the site were mapped following the Phase 1 survey methodology (JNCC, 2010), listing the plant species associated with each habitat. This methodology was a Phase 1 habitat survey, whereby all habitats were surveyed and recorded onto a base plan, and any habitats that were considered to be of potential interest to nature conservation were recorded through the use of target notes to annotate a Phase 1 habitat map.

2.3 Preliminary Protected Species Walkover

The site and surrounding areas were examined for signs of protected species. The presence/potential presence of protected or notable species of conservation concern was recorded using target notes, following the Chartered Institute of Ecological and Environmental Management guidance (CIEEM, 2012).

2.4 Preliminary Roost Assessment

An inspection of the buildings was undertaken, looking for evidence of bats, bat roosting sites and possible bat access/egress points.



In examining the buildings for bats, particular attention was given to any crevice in which bats may roost. These were inspected for bat droppings, bat urine, feeding remains, oil staining from the fur of bats (indication of frequent use of a particular site), and wear of substrates caused by the movement of bats in and out over a long period of time.

2.5 Survey Area

The survey covered the entire site and areas within 50m (where accessible and appropriate).

2.6 Survey Limitations

The aim of this survey was not to record every species present on the site, as one survey acts as a snapshot, recording only those species which are present at the time or whose presence can be indicated through the occurrence of field signs, such as feeding remains, droppings or places used for shelter or foraging.

Evidence collected has been used to draw conclusions about the flora and fauna within the boundary of the site and to provide an assessment of their ecological and nature conservation value.

Weather was not a limiting factor to the survey. The prevailing conditions at the time of the survey are summarised in Table 1.

Table 1: Survey weather conditions

SURVEY DATE	TEMPERATURE (°C)	WIND SPEED (MPH)	CLOUD COVER / PRECIPITATION
28/11/25	9.1	Min. 1.0 Avg. 2.3 Max. 2.9	25% cloud cover; dry with a cool breeze.



2.7 Surveyor

The survey was undertaken by Stewart Parsons, Director and Principal Ecologist of Ellendale Environmental, who is a full member of CIEEM and a Chartered Environmentalist (CEnv).

Stewart has over 20 years' professional experience of ecological surveys across the UK and holds a bat survey licence (Bat Survey Class Licence CL18 (Bat Survey Level 2), registration number 2025-85474-CL18-BAT), with respect to the Conservation Regulations 1994. The licence is valid for all counties of England, from 1st November 2025 until 31st October 2026.



3. Results

3.1 Data Search

A 2km data search for existing designated sites, priority/notable habitats and biological records was undertaken using MAGIC¹ and the NBN Atlas².

Statutory designated sites

There are three statutory designated sites located within 2km of the site, namely:

- Distillery Farm Meadows (SSSI), located 1km south of the site;
- Acres Farm Meadow (SSSI), located 1.8km north of the site; and
- Emmett Hill Meadow (SSSI), located 1.7km west of the site.

Non-statutory designated sites

There are no non-statutory designated sites within 2km of the site.

Protected & notable species

The following terrestrial protected and notable species were identified within 2km of the site boundaries by the data search:

- Great crested newt *Triturus cristatus*³ (three records, the closest of which is located 1.1km south-west of the site, most recently recorded in 2024);
- Common toad *Bufo bufo*⁴ (one record, located 1.8km west of the site, recorded in 2023);

¹ Magic database. <http://www.magic.gov.uk/MagicMap.aspx> Accessed on 26/11/25.

² NBN atlas database. [NBN Atlas - UK's largest collection of biodiversity information](#) Accessed on 26/11/25.

³ NBN Trust (2025). *Triturus cristatus* on the NBN Atlas: [Triturus cristatus](#) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].

⁴ NBN Trust (2025). *Bufo bufo* on the NBN Atlas: [Bufo bufo](#) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].



- Hedgehog *Erinaceus europaeus*⁵ (eight records, most recently recorded in 2025, located 1.8km west of the site); and
- Badger *Meles meles*⁶ (two records, most recently recorded in 2024, located 1.3km west of the site).

A further two protected and notable species (excluding bats) were identified within 2km of the site boundaries; however, due to licencing restrictions, the locations of these species cannot be included in this report; brown hare *Lepus europaeus* and grass snake *Natrix Helvetica*.

The following bat species were identified within 5km of the site boundaries by the data search:

- Soprano pipistrelle *Pipistrellus pygmaeus*⁷ (30 records, most recently recorded in 2024, located 3.5km west of the site);
- Common pipistrelle *Pipistrellus pipistrellus*⁸ (15 records, the closest of which is located 0.16km south-east of the site and recorded in 2016);
- Daubenton's bat *Myotis daubentonii*⁹ (10 records, most recently recorded in 2024, located 3.5km west of the site);
- Noctule bat *Nyctalus noctule*¹⁰ (nine records, most recently recorded in 2024, located 3.5km west of the site);
- Serotine *Eptesicus serotinus*¹¹ (five records, the closest of which is located 2.35km north-west of the site, most recently recorded in 2024); and

⁵ NBN Trust (2025). *Erinaceus europaeus* on the NBN Atlas: [Erinaceus europaeus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].

⁶ NBN Trust (2025). *Meles meles* on the NBN Atlas: [Meles meles](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].

⁷ NBN Trust (2025). *Pipistrellus pygmaeus* on the NBN Atlas: [Pipistrellus pygmaeus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].

⁸ NBN Trust (2025). *Pipistrellus pipistrellus* on the NBN Atlas: [Pipistrellus pipistrellus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].

⁹ NBN Trust (2025). *Myotis daubentonii* on the NBN Atlas: [Myotis daubentonii](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].

¹⁰ NBN Trust (2025). *Nyctalus noctula* on the NBN Atlas: [Nyctalus noctula](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].

¹¹ NBN Trust (2025). *Eptesicus serotinus* on the NBN Atlas: [Eptesicus serotinus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].



- Natterer's bat *Myotis nattereri*¹² (two records, both located 2.35km north-west of the site and recorded in 2024).

An additional four species of bat have been recorded within 5km of the site; however, due to licencing restrictions, the location of these species cannot be included in this report: brown long-eared bat *Plecotus auritus*, barbastelle *Barbastella barbastellus*, lesser horseshoe bat *Rhinolophus hipposideros* and Leisler's bat *Nyctalus leisleri*.

Bird species

Approximately 80 bird species have been recorded within 2km of the site and are shown on the NBN Atlas. None of these species are located within the site boundary.

3.2 Phase 1 Habitat Survey

The site comprises a former residential property and a series of outbuildings set within a former garden area, much of which has now become overgrown. It is bounded by residential properties with associated gardens to the north, west and south and an area of grassland to the immediate east, beyond which is an area of woodland.

There are nine Phase 1 habitat types identified within the site, including boundary features, namely:

- J.3.6 Buildings;
- J.4 Bare ground;
- J.1.3 Ephemeral/short perennial;
- B.6 Poor semi-improved grassland;
- J.1.4 Introduced shrub;
- A.2.1 Scrub (dense/continuous);
- J.2.3.2 Hedge and trees (species poor);
- J.2.4 Fence; and
- J.2.3.5 Wall.

¹² NBN Trust (2025). *Myotis nattereri* on the NBN Atlas: [Myotis nattereri](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 26/11/25].



J.3.6 Building

Within the site there is a former residential property and a series of outbuildings including a greenhouse and sheds. These buildings are further discussed in Section 3.4.

J.4 Bare ground

Around the former residential property there is an area of hardstanding with patio slabs for access around the property. At the front (north) of the building there is a former gravel driveway.

J.1.3 Ephemeral/short perennial

Ephemeral/short perennial vegetation has established through the former gravel driveway with species including ragwort *Senecio jacobaea*, sphagnum moss *Sphagnum* sp., primrose *Primula vulgaris*, dandelion *Taraxacum officinale* agg., heal-all *Prunella vulgaris*, dock *Rumex* sp., bristly oxtongue *Helminthotheca echioides*, spear thistle *Cirsium vulgare*, willowherb *Epilobium* sp., strawberry *Fragaria* × *ananassa* and common bent grass *Agrostis capillaris*. Willow saplings *Salix* sp. are also present here.



Photograph 1: showing a view of the ephemeral/short perennial vegetation (looking west)



B.6 Poor semi-improved grassland

The majority of the site is dominated by poor semi-improved grassland which has likely formed through lack of any regular management on areas of grassland that were previously amenity areas associated with the residential property. The grassland sward varies in height and in species composition around the site.

Species here included cock's foot grass *Dactylis glomerata*, creeping buttercup *Ranunculus repens*, broad-leaved dock *Rumex obtusifolius*, Yorkshire fog *Holcus lanatus*, chervil *Anthriscus sylvestris*, tutsan *Hypericum androsaemum*, cleavers *Galium aparine*, strawberry, willowherb, common nettle *Urtica dioica*, European columbine *Aquilegia vulgaris* and ragwort. At the eastern end of the site soft rush *Juncus effusus* and bramble *Rubus fruticosus* is also present where the ground was noted to be wetter.



Self-seeded saplings of hawthorn *Crataegus monogyna* and willow were also found within the grassland.

Photograph 2: showing a view of the grassland within the site (looking east)





Photograph 3: showing a view of the grassland within the site (looking west)



J.1.4 Introduced shrub

Areas of former amenity planting are found around the site and were largely overgrown with species including crocosmia *Crocosmia sp.*, rose species *Rosa sp.*, cotoneaster *Cotoneaster sp.* and cherry *Prunus avium L.* These areas were found to be overgrown and largely now dominated by bramble, ivy *Hedera helix* and common nettle.

A.2.1 Scrub (dense/continuous)

Within the site an area of dense bramble scrub is present which has established through lack of management.



J.2.3.2 Hedge and trees (species-poor).

An overgrown hedgerow, which now resembles a row of trees with occasional hawthorn shrubs, is located along the north-western and southern boundaries of the site. Species here included hawthorn, oak *Quercus robur*, field maple *Acer campestre*, dog-rose *Rosa canina*, blackthorn *Prunus spinosa* and ash *Fraxinus excelsior*. Ground flora is limited with dense ivy and bramble noted.

J.2.4 Fence

A wire fence is located along the southern boundary of the site.

J.2.3.5 Wall

A wall is located around the north-western boundary of the site, which also extends along the western boundary.

3.3 Preliminary Protected Species Walkover

The site and surrounding habitats were examined for signs of protected and notable species and the following assessment has been made for the potential for these species to be present.

3.3.1 Protected Species

Birds

No active nesting could be anticipated given the timing of the survey being outside of the bird breeding season and no old nests were found.

The vegetation within the site and along the site boundaries is considered suitable to support nesting and foraging bird species and common passerine birds were observed during the survey including wren *Troglodytes troglodytes* and robin *Erithacus rubecula*.

The outbuildings within the site could also theoretically provide some nesting opportunities for small passerine species; however, no nests were found during the survey to indicate birds have previously used these structures for nesting. Many of



the outbuildings were open and in a poor condition which may deter birds from using the structures.

Tall grass within the site also provides some suitability for ground nesting bird species; however, it is isolated and small, and no evidence of ground nesting species was found.

Badger

The grassland habitat within the site theoretically provides suitable habitat for badger for foraging and sett building; however, no evidence of badger such as latrines, digging or mammal tracks was found. The site is isolated with a well-used track along the northern boundary and residential properties and gardens to the south which will restrict the movement of badger into and out of the site. Regular disturbance will deter badger from using the site.

Given the finding during the survey this species is not considered to be present within the site; however, badger are considered likely to be using the more open habitats to the east of the site as indicated through the data search.

Great crested newt (GCN)

There are no ponds or waterbodies within the site that would support breeding GCN *Triturus cristatus*; however, vegetation present within the site and along the boundary provides cover for amphibians such as GCN which are known to be present locally.

A number of brash and log piles were noted within the site that could provide some suitability as refugia for GCN; however, these were found to be wet at the time of the survey and therefore unlikely to provide wintering habitat as hibernacula for GCN.



Photograph 4: showing log and brash piles within the site



A number of potential artificial refugia were inspected during the survey such as wooden boards and metal sheets. No evidence of GCN (or other amphibians) was found.

Brown hare

The grassland habitats in the site may provide some habitat for brown hare; however, no evidence of was found to indicate this species is using the site.

Eurasian otter

There are no habitats within the survey area that could support otter *Lutra lutra* activity, and this species is not considered to be present.



Water vole

There are no habitats within the survey area that could support water vole *Arvicola amphibius* activity and this species is not considered to be present.

Dormouse

The hedgerow surrounding the site is gappy, with few flowering and fruiting species such as hazel *Corylus avellana* and therefore considered to be suboptimal to support dormouse *Muscardinus avellanarius*. In addition, the base of the hedgerow does not have areas where this species could make nests for winter hibernation. No evidence of dormouse was found and this species is not considered to be present here.

3.3.2 Notable Species

Common reptiles & amphibians

No ponds or waterbodies are present within the site that would support breeding amphibians; however, vegetation present within the site and along the boundary provides cover for amphibians and common reptiles which are known to be present locally.

A number of brash and log piles were noted within the site that could provide some suitability as refugia for common reptiles and amphibians; however, these were found to be wet at the time of the survey and therefore unlikely to provide wintering habitat as hibernacula for these species.

West European hedgehog

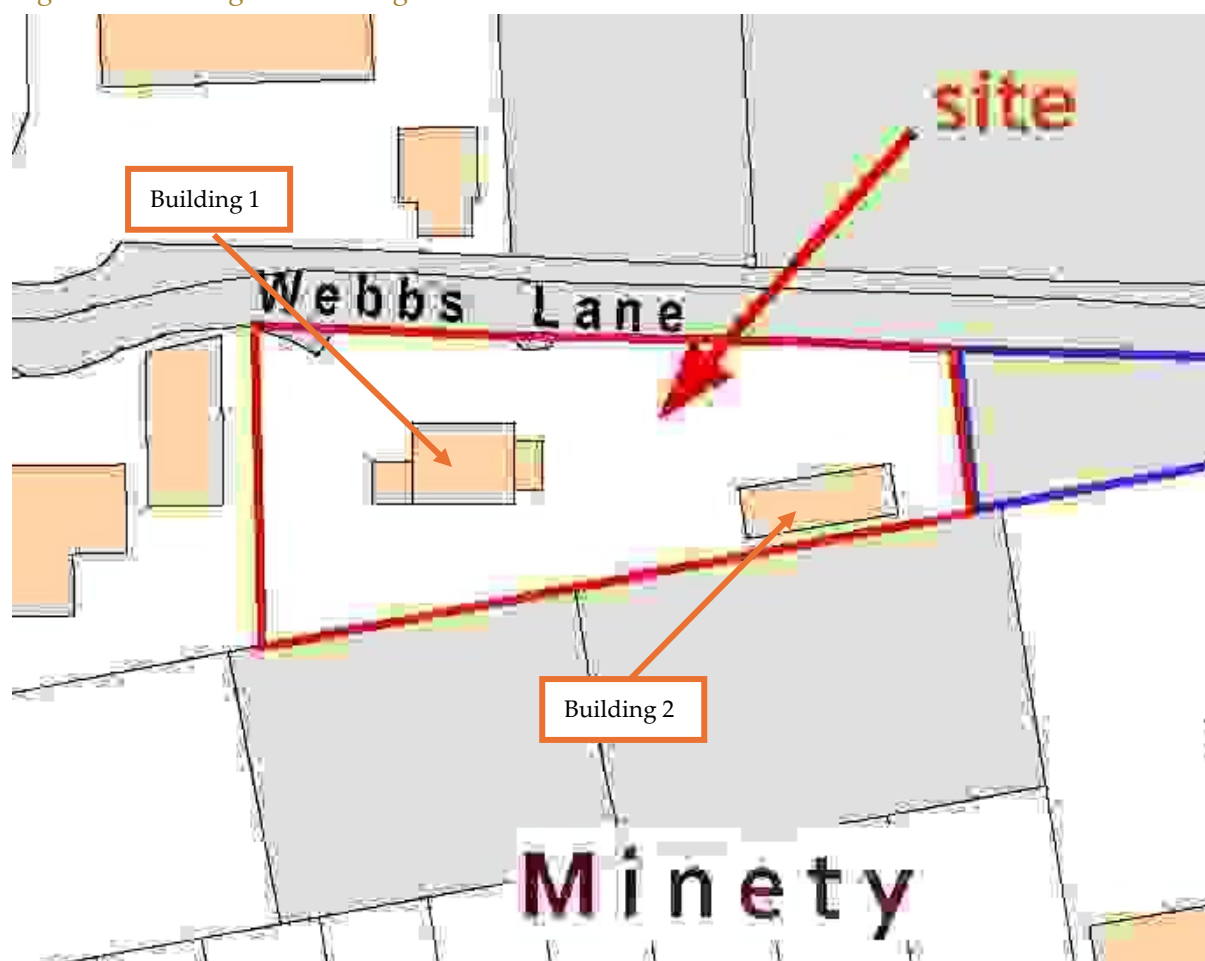
The tall grass and scrub within the site provide suitable foraging, commuting and sheltering opportunities for hedgehog which are considered likely to be present here.



3.4 Preliminary Roost Assessment

There are two main buildings on the site, namely the former residential property ('Building 1') and a former barn ('Building 2'). In addition, there are a number of old sheds and greenhouses within the site, all of which were inspected for evidence of roosting bats.

Figure 2: showing the buildings within the site





Building 1

Building 1 is a detached bungalow which is understood to have been vacant for approximately two years. Externally the walls of the building are rendered with a pebble dash and were found to be in a good condition with no cracks or crevices in the wall structure that would provide roosting habitat for bats. No evidence of roosting bats was found on the external walls of the building.

Doors and windows on the building were in a good condition, with no gaps or holes around these that would allow bats to gain access to the internal spaces of the building.

Photograph 5: showing a view of Building 1 (looking south)





Externally the roof of the building was in a good condition with no loose, lifted or missing tiles. Soffits and guttering on the building were also found to be in a good condition with no gaps where bats could gain access to the internal spaces. Moss was found to be covering much of the roof which indicates it is wet, thereby reducing the suitability for bats which require dry and stable conditions for roosting.

Internally the loft space was found to be in a good condition with no gaps noted around the roof structure which would allow bats to gain access. Cobwebs were found throughout the loft spaces further indicating bats are not present here as these would be cleared by bat activity within the loft space. No evidence of roosting bats such as droppings or feeding remains was found to indicate bats are utilising the loft space for roosting.

Photograph 6: showing a view of the loft space of the building (Building 1)





Mouse *Mus musculus* droppings were found throughout the loft space further reducing the suitability for bats as mice will predate roosting bats.

A garage is located to the east of Building 1 which was also inspected for the potential presence of bats. The roof of the garage was found to be in a good condition, and it is understood that this was replaced before the building became vacant. No gaps were found around the roof of the garage that would allow bats to gain access. Doors on the northern and southern sides of the building were found to be in a good condition with no gaps which would also allow bats to enter the internal space. No evidence of bats was found during the survey.

Photograph 7: showing a view of the garage building (adjacent to Building 1)



Given the findings of the survey and no evidence of bats being found, Building 1 is assessed as providing Negligible Roost Potential for bats and no further surveys are recommended here.



Building 2

Building 2 is located to the east of Building 1 and is a former barn which is approximately 10m long by 3m wide. The building is constructed from a wooden frame with corrugated metal sheets on the roof and walls. The building was found to be in a poor condition with much of the roof having collapsed; part of the wall on the southern side of the building has also fallen off, exposing the inside of the building. The open nature of this section of the building makes it unsuitable for bats which require dry and stable conditions for roosting.

Photograph 8: showing a view of the former barn (Building 2)





Photograph 9: showing an internal view of the former barn (Building 2)



No evidence of bat activity such as droppings or feeding remains was found in this building which is assessed as providing Negligible Roost Potential for bats. Droppings from mice were observed in the structure and anecdotal evidence collected at the site suggest rats *Rattus sp.*, may also be present here.

Outbuildings

Within the site are two old sheds, two greenhouses and a former summer house, all of which were inspected for the presence of bats. These structures were found to be in poor condition with open doors and the wooden structures were wet and rotten. These outbuildings are assessed as providing Negligible Roost Potential for bats. Droppings from mice were observed in the structures and anecdotal evidence collected at the site suggest rats may also be present.



Photograph 10: showing a view of a shed outbuilding





4. Conclusions

4.1 Conclusion

The site comprises a vacant residential property and a series of outbuildings set within a former garden area, much of which has now become overgrown. It is bounded by residential properties with associated gardens to the north, west and south and an area of grassland to the immediate east, beyond which is an area of woodland. Nine Phase 1 habitat types were recorded within the site and along the boundaries.

No active nesting could be anticipated given the timing of the survey being outside of the bird breeding season and no old nests were found. The vegetation within the site and along the site boundaries is considered suitable to support nesting and foraging bird species and common passerine birds were observed during the survey. Tall grass within the site also provides some suitability for ground nesting bird species; however, it is isolated and small, and no evidence of ground nesting species was found.

The outbuildings within the site could also theoretically provide some nesting opportunities for small passerine species; however, no nests were found during the survey to indicate birds have previously used these structures for nesting. Many of the outbuildings were open and in a poor condition which may deter birds from using the structures.

No evidence of badger or brown hare was found during the survey and the site has limited suitability to support these species. The site is isolated between a well-used road and residential properties and gardens which will deter badger and brown hare from using it. No evidence of these species such as latrines, digging or mammal tracks was found and they are not considered to be present.

No ponds or waterbodies are present within the site that would support breeding amphibians including GCN; however, vegetation present within the site and along the boundary provides cover for amphibians and common reptiles which are known to be present locally.



A number of brash and log piles were noted within the site that could provide some suitability as refugia for common reptiles and amphibians; however, these were found to be wet at the time of the survey and therefore unlikely to provide wintering habitat as hibernacula for these species.

The residential property was found to be in a good condition both externally and internally and no suitable roosting features for bats were identified. Externally the walls and roof of the building were in a good condition with no gaps, cracks, crevices, lifted or loose tiles. Moss was found across the roof structure indicating it is wet and damp.

Internally the loft space was found to be in a good condition with no gaps noted around the roof structure which would allow bats to gain access. Cobwebs were found throughout the loft space further indicating bats are not present here as these would be cleared by bat activity. No evidence of roosting bats such as droppings or feeding remains was found to indicate bats are utilising the loft space for roosting.

A former shed located to the east of the residential property was found to be in a poor condition with much of the roof having collapsed, and part of the wall on the southern side of the building has fallen off exposing the inside. The open nature of this section of the building makes it unsuitable for bats which require dry and stable conditions for roosting. Outbuildings, including old sheds, greenhouses and a former summer house, were also inspected for the presence of bats. These structures were found to be in poor condition with open doors and the wooden structures were wet and rotten.

No evidence of roosting bats such as feeding remains, droppings or staining was found in any of the buildings during the survey and they are assessed as providing Negligible Roost Potential for bats. No further survey for bats are recommended here.

Overall, the site is assessed as providing low to moderate potential for protected species, namely nesting birds and potential for reptiles, amphibians and small mammals to be present. Mitigation and enhancements are recommended for the protection of these species during the development of the site and to create post-development habitat for the continued use of the site by protected species.



4.2 Mitigation

General

Site personnel should be made aware of protected species and if any are recorded on site, all works should stop, and a suitably qualified ecologist contacted.

Birds

Works on the buildings, including any vegetation clearance, should be undertaken out with the breeding bird season (March – August, inclusive), as all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).

If works are undertaken within this period, a nesting bird survey would be required no more than 24 hours prior to the works. If nesting birds were found, these areas of the site would need to be protected from disturbance until the young have fledged naturally.

Reptiles & amphibians

Construction working methods for protecting reptiles and amphibians should focus on avoidance, mitigation, and translocation, adhering to a Precautionary Method of Working (PMoW) under the supervision of an ecologist or Ecological Clerk of Works (ECoW).

These methods are crucial as all native UK reptiles and amphibians are protected by law from intentional harm. Key working methods and measures include:

- Site personnel will be made aware of the potential presence of reptiles and amphibians through a toolbox talk or induction from an ecologist/ECoW on the potential for protected species on site, the relevant legal protection, and the correct procedure if an animal is found.
- Vegetation clearance must be conducted under the ecologist/ ECoW's supervision and during the species' active season (typically March to October, temperature dependent).
 - Vegetation is cut in stages (e.g., first to 150mm, then to 30mm) over several days to encourage animals to move into adjacent, undisturbed habitats.



- Arisings (cut vegetation) must be immediately lifted (not dragged) and removed from the site to avoid animals using them as temporary cover.
- A destructive search of the ground may be required, carefully scraping the topsoil in the ecologist's presence to find any remaining animals.
- All construction materials (pipes, bricks, wood, topsoil, etc.) must be stored off the ground, preferably on pallets, in skips, or in containers to prevent animals from using them as shelter;
- All trenches and holes left open overnight must be covered or fitted with ramps (such as a scaffold board) to allow any trapped animals to escape. They should be checked each morning before work commences;
- All waste materials should be placed in skips and removed from the site as soon as possible; and
- Ground clearance works should avoid the hibernation period (typically November to March) to prevent harming animals when they are not active and cannot easily move away.

If any reptiles or amphibians are found during construction activities all work in the immediate area must stop immediately with the supervising ecologist/ECoW consulted. Works must not recommence work until clearance and further instructions are given by the ecologist/ECoW.

Bats

Given the findings of the survey, it is very unlikely that bats are roosting in the buildings. Notwithstanding this, it is advised that precautionary working methods are undertaken during works to the buildings, including:

- Site personnel will be made aware of the potential presence of bats through a toolbox talk from an ecologist/ECoW;
- If a bat is found, or the presence of bats is suspected, all work must stop immediately, and a licensed bat worker must be contacted for advice;
- Bats must not be handled under any circumstances; and
- An ecologist will assess a potential roost space (if identified/found) and inform Natural England of the proposed actions to be undertaken.



4.3 Suggested Biodiversity Enhancements

It is important that, where possible, opportunities to create new ecological features or enhance existing ones are fully explored. The following measures would benefit the development by introducing ecological enhancements and should be encouraged:

- Bird nesting boxes (both small-hole and open-fronted) should be placed within the site boundaries to create nesting opportunities for small bird species;
- Bat boxes should be placed on or around the site boundaries, if possible, to create roosting opportunities for bat species. In addition, pole-mounted bat boxes could be used in suitable areas of the site and are an ideal solution when no suitable building or tree is available to mount a bat box;
- The boundary hedgerow should be retained and enhanced through cutting back and gapping up with additional species added. Planting of native shrubs in the remaining hedgerow, will bolster the existing habitat and provide connectivity between existing habitats. Species beneficial to wildlife include hawthorn, hazel *Corylus avellana*, holly *Ilex aquifolium* and cherry *Prunus avium*; and
- Within the hedgerow suitable trees should be identified and retained as standard trees to provide a higher flight path of bats and opportunities for a number of species such as invertebrates, mammals and birds.



5. Target Notes

5.1 Botanical Target Notes (TN)

TN1 – Vehicle access track along the northern site boundary.

TN2 – An area of ephemeral/short perennial vegetation which has established on the former gravel driveway.

TN3 – An area of poor semi-improved grassland, most likely former amenity grassland which is no longer managed.

TN4 – A former residential property.

TN5 – An area of scrub dominated by bramble and nettle covering former planting areas.

TN6 – An old outbuilding which is in a poor condition.

TN7 – Old brash and log piles within an area of overgrown poor semi-improved grassland.

TN8 – A defunct and overgrown hedgerow along the site boundary.

TN9 – An area of poor semi-improved grassland with tall ruderal species present and occasional soft rush.

TN10 – A defunct and overgrown hedgerow along the site boundary.

5.2 Animal Target Notes (AN)

AN1 – No evidence of bat activity was found in the former residential property to indicate it is in use by bats.

AN2 – Dense scrub habitat provides foraging and potentially nesting habitat for birds as well as cover for small mammals, reptiles and amphibians.



AN3 – log and brash piles may provide refugia for amphibians and reptiles as well as small mammals.

AN4 – No evidence of bat activity was found in the shed structure to indicate it its being used by bats.

AN5 – The hedgerow and trees provide suitable nesting habitat for bird species.

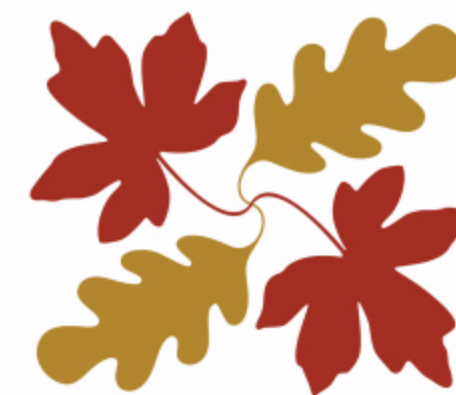
AN6 – Tall grassland may provide habitat for reptiles and amphibians as well as commuting small mammals.

AN7 – Tall grassland may provide habitat for reptiles and amphibians as well as commuting small mammals.

AN8 – The hedgerow and trees provide suitable nesting habitat for bird species.



6. Extended Phase 1 Habitat Map



ELLENDALE
ENVIRONMENTAL

Drawing Title;
The Haven, Minety
Extended Phase 1 Map

Client;
Mr Carl Room

Date;
15/12/25

Drawn By;
EA

Project Number;
EEL1044

Version Number;
v1.0

Target Note

● TN

Animal Note

● AN

Miscellaneous

— Wall

— Fence

— Defunct Hedgerow with Trees

■ Building

□ Hard standing/bare earth

□ ephemeral short perennial

Woodland and Scrub

□ Dense scrub

Grassland and Marsh

□ SI Poor semi-improved grassland

