

Old Manor Farm, Wedhampton

Ecological Assessment

Prepared on behalf of M G Ellis & Son

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Old Manor Farm, Wedhampton

Ecology 8853

Version 01

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1.0 Executive Summary

- 1.1 The Client is proposing to redevelop the site at Old Manor Farm, Wedhampton with plans including the construction of a new residential development on the site with four new dwellings and associated urban habitats. Pro Vision Ecology were commissioned in May 2025 to provide the ecological assessment of the site to ascertain the ecological constraints and mitigation requirements for the planning application.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of the sites habitats and suitability to support protected species within the application site.
- 1.3 The site comprises a yard with eight outbuildings used as varying storage for the farm. Habitats within the site included parcels of modified grassland on the western and eastern areas, with the rest of the site comprising hardstanding. There was one non-native hedgerow present within the site boundary.
- 1.4 During the Preliminary Roost Assessment bat droppings were recorded within Barns 1, 5 and 6. DNA analysis confirmed the presence of brown long-eared, Natterer's and lesser horseshoe bats. Barns 1, 5 and 6 are therefore confirmed bat roosts. Further emergence bat surveys and static monitoring surveys were completed.
- 1.5 The bat surveys identified the presence of days roosts for common pipistrelle, brown long-eared, serotine and Natterer's bats. A lesser horseshoe night roost is also present within Barn 6. Once planning permission has been obtained works which impact the bat roosts will need to proceed under a Natural England Mitigation Licence. Details for the mitigation strategy are provided in **Section 5.0**.
- 1.6 The trees, hedgerows and buildings provided some foraging and nesting opportunities for common bird species. It is recommended that any vegetation clearance or building demolition should avoid the bird nesting season (1st March – 31st August) unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. If the presence of nesting birds is confirmed, any works which may disturb them will be delayed until the young birds have fledged the nest of their own accord. Details regarding this are provided in **Section 5.0**.
- 1.7 The managed modified grassland has very limited potential to support populations of reptiles or amphibians due to its short sward nature.
- 1.8 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in May 2025 to undertake an ecological assessment of the site at Old Manor Farm, Wedhampton. For the site location refer to **Appendix A**. This report will contribute to a forthcoming planning application to include the demolition of two of the barns and the subsequent conversions of the remaining barns into residential dwellings with associated urban habitats and landscaping. Proposals have been provided in **Appendix B**.
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and phase two emergence surveys. The results set out within this report are valid for 18 months from the issue date.

Brief

- 2.3 To carry out an ecological assessment of the land within the site boundaries and subsequent bat emergence surveys at Old Manor Farm to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act (1992)
 - Environment Act 2021
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.

- 2.9 The site at Old Manor Farm is located within Wiltshire Council, The Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015)) Development Plan Document (adopted 2012) includes Core Policy 50 related to Biodiversity and Geodiversity, which states:

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resources and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

3.0 Methodologies

Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (**Table 1**).

Table 1: Summary of information sources used for the Desk Study

Organisation / Source	Information Sought
Wiltshire and Swindon Biological Records Centre (WSBRC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site. Records of EPSM licences and class licence returns within two kilometres.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Ecological Assessment

Habitats

- 3.2 A site visit was carried out on 9th June 2025 by experienced ecologist Louisa Standbrook-Jones MCIEEM in slightly overcast weather conditions, still and dry and an ambient temperature of 11°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.
- 3.4 Any habitats identified as having potentially high botanical value will be subject to further botanical surveys, if deemed necessary.

Protected species

- 3.5 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

Badgers (Meles meles)

3.6 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes

- Active or disused setts;
- Diggings;
- Latrines / dung pits;
- Foraging ('snuffle holes');
- Footprints; and
- Badger hairs.

Bats

Bats - Buildings

3.7 A preliminary roost assessment was undertaken by CL20 bat licence holder Louisa Standbrook-Jones MCIEEM (licence number available upon request) during the PEA. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats

Suitability	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year
Negligible	No obvious features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

3.8 Any droppings recorded were collected and sent to Swift Ecology for DNA analysis. Samples were tested for multiple bat species and small mammals.

Survey Limitations

- 3.9 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the building on site for bats, features that have the potential to support crevice dwelling species were also noted as it is not possible to definitively conclude that bats are absent from these areas.

Emergence Surveys

- 3.10 Emergence surveys have been completed on the buildings in accordance with the Bat Conservation Trust Best Practice Guidelines (Bat Conservation Trust 2023).
- 3.11 Emergence surveys were completed on Barn 1 and Barn 2 on the 10th July, 21st August and 16th September 2025, Barn 5 on the 10th July, 13th August and 16th September 2025, and on Barn 6 on the 14th July, 13th August and 17th September 2025.
- 3.12 Four surveyors were positioned around Barn 6 and two surveyors were positioned on Barns 1, 2 and 5 to ensure all elevations were covered. A summary for the conditions for the survey is provided in **Table 3** below.
- 3.13 Surveys were completed by bat licenced ecologists Rachel Richards, Joanna Graham, Rebecca Oswin, Matthew Norris-Hill, Rick Sharp and Louisa Standbrook-Jones (licence number available on request) assisted by Maya Crate, Jake Purchase, David Casson and Ross Allen.

Table 3: Phase II Bat Survey Details

Building	Date	Start and end times and time of sunset	Equipment used	Weather Conditions
Barn 1 and Barn 2	10.07.25	Start: 21:07 End: 22:52 Sunset: 21:22	2 x Echo meter Touch 2 Pro 1 x Canon XA11 camera, two 12 LED Infra-Red Illuminator flood lights 1 x Nightfox whisker with infrared torch	Start: 25°C End: 21°C 1/8 cloud cover 1/12 wind Dry
	21.08.25	Start: 20:03 End: 21:48 Sunset: 20:18	2 x Echo meter Touch 2 Pro 1 x Canon XA11 camera, two 8 LED Infra-Red Illuminator flood lights 1 x Nightfox whisker with nightfox lamp	Start: 20°C End: 14°C 1/8 cloud cover 1/12 wind Dry
	16.09.25	Start: 19:04 End: 20:49 Sunset: 19:19	2 x Echo meter Touch 2 Pro 1 x Anabat Walkabout 1 x Nightfox whisker with Nightfox lamp 1 x Pixfra Arc 613	Start: 14°C End: 10°C 8/8 cloud cover 2/12 wind Dry

Building	Date	Start and end times and time of sunset	Equipment used	Weather Conditions
2 Surveyors undertook this survey				
Barn 5	10.07.25	Start: 21:07 End: 22:52 Sunset: 21:22	2 x Echo meter Touch 2 Pro 1 x Canon XA11 camera, two 12 LED Infra-Red Illuminator flood lights 1 x Nightfox whisker with Nightfox lamp	Start: 25°C End: 21°C 1/8 cloud cover 1/12 wind Dry
	13.08.25	Start: 20:20 End: 22:05 Sunset: 20:35	1 x Echo metre Touch Pro 1 x Canon XA60 with two 8 LED Infra-red Illuminator flood lights	Start: 22°C End: 19°C 8/8 cloud cover 2/12 wind Dry
	16.09.25	Start: 19:04 End: 20:49 Sunset: 19:19	2 x Echo meter Touch 2 Pro 1 x Canon XA11 camera, two 12 LED Infra-Red Illuminator flood lights 1 x Canon XA11 camera, one 8 LED Infra-Red Illuminator flood lights and one Infrared torch	Start: 14oC End: 10oC 8/8 cloud cover 2/12 wind Dry
2 Surveyors undertook this survey				
Barn 6	14.07.25	Start: 21:03 End: 22:48 Sunset: 22:48	4x Echo metre touch pro 1 x Sony FDR AX53 with 3 infra-red lamps and one infrared torch 1 x Canon XA11 camera, two 12 LED Infra-Red Illuminator flood lights 1 x Canon XA60 with two 8 LED Infra-red Illuminator flood lights 1 x Guide TK612 thermal	Start: 20°C End: 17°C 7/8 cloud cover 1/12 wind Rain Prior to and at start of survey
	13.08.25	Start: 20:20 End: 22:05 Sunset: 20:35	5x Echo metre Touch Pro 1 x Nightfox whisker with Nightfox lamp 1x Canon XA60 with two 8 LED Infra-red Illuminator flood lights 1 x Sony FDR AX53 with 3 infra-red lamps and one infrared torch 1 x Canon XA11 camera, two 12 LED Infra-Red Illuminator flood lights	Start: 22°C End: 19°C 8/8 cloud cover 2/12 wind Dry
	17.09.25	Start: 19:02	x Echo metre touch pro	Start: 20°C

Building	Date	Start and end times and time of sunset	Equipment used	Weather Conditions
		End: 20:47 Sunset: 19:08	x Echo meter touch pro 1 x Cannon XA15 with one 96 LED infra-red Illuminator flood light 1 x Nightfox whisker with Nightfox lamp 1 x Pixfra Arc 613 1 x Canon XA11 camera, one 8 LED Infra-Red Illuminator flood lights and one Infrared torch	End: 17°C 8/8 cloud cover 3/12 wind Drizzle
4 Surveyors undertook this survey				

- 3.14 The surveyors were equipped with Echo Meter Touch 2 Pro and Anabat walkabout detectors. Canon XA11 Canon XA11, XA60, XA15 Cameras with LED Infra-Red Illuminator flood lights and torches, Pixfra Arc 613, Sony FDR AX53 with 3 infra-red lamps and one infrared torch and nightfox whiskered with nightfox lamps as Night Vision Aids (NVAs) were also utilised. **Figures 1- 8** shows the coverage of the cameras during the survey. Cameras were positioned next to the surveyors watching the building, once it became too dark to see the building the surveyors viewed the building through the camera display. Post survey any emergencies or suspected emergencies were then reviewed using a computer and VLC media player with the motion detector filter activated to aid footage review. Where necessary footage was slowed down and reviewed frame by frame.
- 3.15 Bat sound analysis was undertaken using Anabat Insight software to confirm the identity of the species recorded.



Figures 1 and 2: B1 and B2 viewpoint - Northwestern elevation of B1 and B2 (left) and eastern elevation of B1 and B2 (right)



Figures 3 and 4: B5 Viewpoint - Eastern Elevation of B5 (left) and western elevation (right)



Figure 5 and 6: B6 viewpoint from the eastern (left) and southwestern (right)



Figure 7 and 8: B6 viewpoint from inside B3 (left) and north (Right)

- 3.16 A static monitor was placed within Barn 6 between the 9th September and 16th September 2025 to monitor bat activity within the building due to the presence of lesser horseshoe bat droppings.

Bats - Trees

- 3.17 The majority of bat species roost within trees. Therefore, an assessment of trees recorded on site was undertaken identifying any Potential Roost Features (PRFs). The assessment was undertaken from the ground looking for features which may support bats such as cavities, crevices, and peeling bark. The assessment was based on BCT guidelines (Collins, 2023) shown below in **Table 4**.

Table 4: Guidelines for assessing the suitability of trees to support bat roosts

Suitability	Criteria
None	No PRFs on the tree or highly unlikely to be any present.

Suitability	Criteria
FAR	Further assessment required to establish if PRFS are present in the tree.
PRF	A tree with at least one PRF present

Bats – Foraging and commuting

- 3.18 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat was assessed based on BCT guidelines (Collins, 2023) shown in **Table 5** below.

Table 5: Assessment of foraging/commuting habitat

Suitability	Criteria
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year
Negligible	No obvious habitat features on site likely to be used as flight paths or by foraging bats
Low	Suitable but isolated habitat that could be used by small numbers of bats
Moderate	Continuous habitat connected to the wider landscape that could be used by bats
High	Continuous high-quality habitat that is well connected to the wider landscape and is likely to be regularly used bats. Sites that are close to and connected to known roosts

Birds

- 3.19 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

Great Crested Newts (Triturus cristatus)

- 3.20 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed. A rapid risk assessment was undertaken to assess the likelihood of great crested newts being impacted by the proposed works.

Hazel dormouse (Muscardinus avellanarius)

- 3.21 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The dormouse Conservation Handbook Third Edition (Bullion *et al*, 2025).. Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
 - Evidence of nest building.

Invasive species

- 3.22 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted

Invertebrates

- 3.23 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:

- An abundance of deadwood;
- Presence of diverse plant communities;
- Presence of varied woodland structure and sunny woodland edge;
- Presence of ponds or watercourses; and
- Presence of free draining soil exposures.

Reptiles

- 3.24 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

4.0 Results and Analysis

Designated sites

Statutory Designated Sites

- 4.1. The data search returned two records of International Statutory Designated Sites within five kilometres of the site and no records of National Statutory Sites within two kilometres. The International sites are listed below:
- **Salisbury Plain Special Protected Area (SPA):** This 19715.99 ha site is designated due to the presence of four Annex II species. Stone curlews (*Burhinus oedicanus*) quail (*Coturnix coturnix*), and hobby (*Falco subbuteo*) all have a breeding population in this designated site. Hen harriers (*Circus cyaneus*) overwinter in the SPA. This site lies 2.2 kilometres south of the proposed development.
 - **Salisbury Plain Special Area of Conservation (SAC):** This 21465.94 ha site includes a variety of habitats ranging from heath, scrub, and maquis, through dry, humid and improved grassland, to broadleaved, coniferous and mixed woodland. The primary reason for this site's designation is the presence of Annex I habitats: Juniperus communis formations on heaths or calcareous grasslands, semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia). The latter are important orchid sites. Annex II species marsh fritillary butterfly (Euphydryas aurina) is also present on site. This site lies 2.2 kilometres south of the proposed development.
- 4.2. The proposed development will result in an increase in residential units on the site which may impact the international designated sites through increased recreational pressure. The site is also located with proximity of the River Avon SAC where increases in residential units can result in impacts through increased phosphates This is discussed further in **Section 5.0**.

Non-Statutory Designated Sites

- 4.3. The data search returned records of one non-statutory designated sites within one kilometre of Manor Barn, Wedhampton. This was a Local Wildlife site and is the Wedhampton meadow which has been designated for comprising two small meadows with a mosaic of neutral grassland, measuring approximately 1.8 hectares and 0.37 hectares. This site is located at an approximate distance of 0.9 kilometres northwest from the site boundary.
- 4.4. This non-statutory site is considered to lie outside the zone of influence of the development due to the scale of the works and distances involved. No further action is required.

Ecological Assessment

Introduction

- 4.5. The results of the PEA are presented below. A habitat survey map is shown in **Appendix C**. The map illustrates the location and extent of the sites surveyed, along with additional notable features.

Habitats

Surrounding habitat

- 4.6. Old Manor Farm is located within the village of Wedhampton, approximately six kilometres southeast of the town of Devizes. The site is immediately surrounded by residential properties on all aspects. The wider landscape comprises a large expanse of arable fields. Pockets of woodland were present in the wider landscape on the eastern boundary.

Buildings

- 4.7. The farm comprises eight outbuildings. These are discussed in more detail within the bat section of the report.

Developed land; sealed surface

- 4.8. The majority of the site boundary is comprised of developed land; sealed surface in the form of a concrete farm yard and track allowing access to the paddock and multiple buildings present on site.

Modified grassland

- 4.9. The site comprised a number of areas of modified grassland which were all seen to be in the same condition. These were located on the central western section, the eastern section and a small patch bordering Barn 7 and Barn 2 (**Figure 9 and 10**). All areas of grassland were well managed and of a short sward height with patches of bare ground interspersed throughout due to being well utilised. Species present within the grassland comprised perennial rye-grass (*Lolium perenne*), greater plantain (*Plantago major*), Yorkshire fog (*Holcus lanatus*), cock's-foot grass (*Dactylis glomerata*), common daisy (*Bellis perennis*), common nettle (*Urtica dioica*), hogweed (*Heracleum sphondylium*) and creeping buttercup (*Ranunculus repens*).



Figure 9 and 10: Small areas of modified grassland

Hedgerows

- 4.10. There was only one hedgerow located within the site boundary (**Figure 11**). This was a non-native and ornamental hedgerow which was solely comprised of leylandii (*Cupressus × leylandii*). The hedge was located on the eastern boundary, fragmenting the site from the neighbouring road.
- 4.11. On the western boundary, a chain link fence was present between this site and a neighbouring property. This fence had some encroachment from vegetation including bramble (*Rubus fruticosus*), bamboo (*Bambusa vulgaris*) and ash (*Fraxinus excelsior*).



Figure 11: Hedgerow located within the boundary

Individual trees

- 4.12. There were four individual trees present within the site boundary (**Figure 12**). There was a large ash on the western boundary with the neighbouring property, this was mature and in good condition. The eastern boundary contained a silver birch tree (*Betula pendula*) which was mature and oversailed the boundary wall.



Figure 12: Individual tree located within the site boundary

- 4.13. There is also a medium sized sycamore and a small ash in the north west corner of the site.

Artificial unsealed unvegetated surface

- 4.14. There were three patches of artificial unsealed unvegetated surface which were comprised of gravel. These were bordering Barn 5 and the modified grassland present at the entrance of the site. There was very little vegetation encroachment within this area.

Protected and/or notable species

Badgers

- 4.15. The WSBRC data search returned 19 records for badger within one kilometre of the site boundary between the years of 1997 and 2023. Thirteen of these records were post 2010, with a peak count of one adult per record.
- 4.16. The site predominantly comprises developed land; sealed surface which does not provide suitable habitat for badger. The small patches of modified grassland provide some foraging opportunities for badgers but no evidence of badgers was recorded during the survey.
- 4.17. There are no setts within 30 metres of the site boundary and badgers are considered absent from the site and no further action is required.

Bats

- 4.18. The WSBRC data search returned 11 records of bats within one kilometre of the site boundary including the following species:
- Pipistrelle Sp. (*Pipistrellus* sp.)
 - Common pipistrelle (*Pipistrellus pipistrellus*)
 - Long eared bat species (*Plecotus*)
 - Brown long-eared (*Plecotus auritus*)
 - Myotis (*Myotis* sp)
- 4.19. The DEFRA run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's) within two kilometres of the site. One granted EPSL in respect of bats within two kilometres of the site has been granted for soprano pipistrelle, common pipistrelle, brown long-eared and serotine roosts. This allowed for the damage of a day roost between 2016 and 2021, this was at a distance of 1.3 kilometres northeast of the site boundary.

Buildings

- 4.20. There are a total of eight buildings within the site boundary. All the buildings were farm buildings associated with the farmhouse that was located outside of the red line boundary. These were mostly utilised for storage. Descriptions and photos are provided below (see **Table 6**) with building locations shown in **Appendix C**.

Table 6: Building descriptions

Building reference	Photo	External description	Internal description
Barn 1	 	• Single storey red brick stable building. • Pitched slate roof with a clay ridge and concrete mortar. • Wooden stable doors	• Unlined roof with metal and wooden beams present to provide support. • A wooden ridge was present along the apex. • Holes were present into the building • Used for storage • The building is split into different stalls by walls but gaps at the top of the walls allows entry through the barn
Barn 2		• Open sided car port which is adjacent to Barn 1 • Slate tiled roof which is unlined	• Open sided • Timber beams present which were seen to be in good condition.

Building reference	Photo	External description	Internal description
		• Timber cladding is present on the western gable which was gappy but single skinned • Concrete raised floor • Brick pillar on eastern aspect	• There is a large gap at the top of the adjoining wall with Barn 1 which allowed access between the two areas for bats.
Barn 3	 	• Large Barn • Corrugated cement fibre on the roof • Breezeblock base • Corrugated metal	• Single skinned and unlined cement fibre and corrugated metal • Used to store tractors • Timber on the northern elevation creating gaps into the building • Overlaps Barn 6
Barn 4		• Barn 4 comprised an open fronted car port	• Internal wall on the eastern aspect was comprised of breezeblock.

Building reference	Photo	External description	Internal description
		• Brick elevation on the eastern section with no access from the site. • Pitched slate roof with dense vegetation coverage on the eastern gable • Tight fitting concrete ridge tiles are present.	• Wooden beams are present which were tight fitting with no open mortice or tenon joints • Roof was unlined
Barn 5	 	• Barn 5 was a barn with a large open doorway • Pitched slate roof which has wooden sarking present • Lead flashing present at either end • Northern section located on mushroom pedestals • Wooden cladding elevations which were tight feeling	• No void was present. • Open and unlined internal structure with exposed cladding and roof. • Wooden beams present internally

Building reference	Photo	External description	Internal description
Barn 6	 	• Single storey red brick barn • Pitched slate roof which is unlined. • Concrete ridge	• Internally the building is split into three rooms, with the southern room used as a chicken coop. • The other two rooms are used as a work space and as a storage room for a quad bike. • The building then opens into B3. • Wooden beam structure • Exposed brick walls with gaps at the wall plate
Barn 7		• Large Barn with corrugated metal elevations • Breezeblock base on the southern elevation • Corrugated cement fibre roof • Open sided	• Exposed corrugated cement fibre • Metal framed building • High levels of light ingress • Large gaps

Building reference	Photo	External description	Internal description
Barn 8	 	• Same construction as Barn 6 • Building joins onto Barn 6	• Internally opens out into B3 • Wooden beams and used for storage

4.21. A summary highlighting bat potential and access points for each building assessed on site is shown below (see **Table 7**) with internal results shown in **Appendix D**.

Table 7: Results of the phase I bat survey

Building reference	Potential access points	Potential Roosting locations	Evidence of bats	Bat potential
Barn 1	Gaps beneath clay ridge tiles and open window on the western aspect Through open stable doors	Wooden beams within the building	Four brown long-eared droppings were recorded within the northern section of the barn	Confirmed roost for brown long-eared bats.

Building reference	Potential access points	Potential Roosting locations	Evidence of bats	Bat potential
Barn 2	Open sided	Timber beams present, wooden cladding on western gable	None	High due to connectivity with B1 and in close proximity to the location of droppings
Barn 3	Through gaps around the door	None	None	Negligible - due to a lack of roosting features internally.
Barn 4	Open fronted building	None	None	Negligible - due to a lack of roosting features internally.
Barn 5	Through large open doorway on northeastern aspect	Gaps within the wooden beams Along the wooden beams	5- 10 droppings within the northern section alongside 4- 5 moth wings under the beams.	Confirmed roost for brown long-eared bats and Natterer's bats.
Barn 6	Gaps under wall plate, gaps under ridge, stable door into building three	Wooden beams	Scattered droppings through the work room and within the room used to store a quad bike	Confirmed roost for brown long-eared and lesser horseshoe bats.
Barn 7	Large gaps around the doors and open elevation	None	None	Negligible - due to a lack of roosting features internally.
Barn 8	Open window on northern elevation	Wooden beams	None	Negligible – due to level of disturbance in the building and poor roosting features but linked to B6

4.22. Barn 1 is a confirmed roost for brown long-eared bats, Barn 5 is a confirmed roost for brown long-eared and Natterer's bat and Barn 6 is a confirmed roost for brown long-eared and lesser horseshoe bats. Barn 2 was assessed as holding high potential to support bats due to its location next to a confirmed roost and it may provide pre-flight space. Barn 3 and Barn 8 are linked to Barn 6 and may be used as pre-flight space for bats within Barn 6. Further emergence surveys were completed on the buildings.

Emergence survey results

- 4.23. Emergence surveys were completed on the buildings identified as holding bat potential. The results of the surveys are provided in **Table 8** below and shown in **Appendix E** and **Appendix F**.

Table 8: Emergence survey results for the buildings at Old Manor Farm

Building	Date	Emergences	General activity	Results
Barn 1 and Barn 2	10 th July 2025	A single common pipistrelles flew into the stable 22:17 and then emerged at 22:22. This was followed by approximately three common pipistrelles emerging from the building and then re-entering and flying around the building.	Activity during the survey was moderate with common pipistrelle bats both commuting foraging around barn 1 and 2 on the northwestern aspect. Species recording during the survey comprised common and soprano pipistrelles, noctule, serotine myotis and long-eared bats. Activity was recorded between 21:57 and 22:51.	Day roost for a peak count of six common pipistrelle within Barn 1 A day roost for a peak of three common pipistrelle on the western gable of Barn 2
	21 st August 2025	Three common pipistrelle emerged from the cladding on the western gable of B2 at 20:35, 20:35 and 20:54, and then one re-entered at 20:54	Activity during the survey was low. Activity comprised occasional common and soprano pipistrelle activity throughout the survey which were mostly heard and not seen. A soprano pipistrelle flew west in front of the building, and then east of the gable and back into the building. One serotine was seen commuting at 20:51 south to north over the top of the barn. A myotis and long-eared were heard not seen towards the end of the survey.	A day roost for one common pipistrelle on the ridge of Barn 1. Day roost for a peak of one brown long-eared within Barn 1
	16 th September 2025	A total of six common pipistrelle emerged from the open side of Barn 2 from the gap into Barn 1 at 19:27 and 19:51, 19:53 and 20:00. A common pipistrelle emerged from the ridge of Barn 1 at 19:44.	Activity was seen to be high with high levels of pipistrelle activity throughout, however most of these were heard not seen. There were a number of brown long-eared calls between 20:22 and 20:44 but these were also heard not seen. A Leisler's was heard and not seen at 20:30 and again at 20:36. No bats were seen after 20:26. A	

Building	Date	Emergences	General activity	Results
		A single long-eared emerged from the gap into Barn 1 at 20:02	serotine was also heard and not seen at approximately 20:18.	
Barn 5	10 th July 2025	One common pipistrelle emerged from the open door at 21:41. One serotine emerged from the open doorway at 22:02. At 22:05 a Long-eared entered and then emerged from the barn and another one emerged at 22:20	Activity was high during this survey. Serotine, long-eared and common pipistrelle were using building four to forage. Activity was noted between 21:41 and 22:51. The majority of calls were common pipistrelle and serotine foraging around the buildings. Long-eared were heard at 22:20, 22:25 and 22:51. A myotis was seen from the track behind the surveyor commuting towards the building and foraging in the tree line.	A confirmed roost for low numbers of serotine with a peak count of one bat recorded. A confirmed day roost for brown long-eared bats with a peak count of four bats, which is also used as a feeding perch. A confirmed day roost for common pipistrelle bats with a peak count of one bat.
	13 th August 2025	Brown long-eared were recorded flying in and out of barn 5 between 21:08 and 22:08 with a peak count of one bat recorded at a time	Activity was moderate throughout this survey with the majority of bats being common pipistrelles which were heard and not seen between 20:47 and 22:01. Long-eared activity was also semi-frequent foraging in and out of the barn. Other species during the survey were serotine which were all heard and not seen, as well as a noctule at 21:35 which was also heard and not seen.	
	16 th September 2025	There were a total of four brown long-eared emergences from the open door or at the building at 19:43, 19:48, 19:48 and 19:57. Bats were observed flying in and out of the building during the survey. There was also one common pipistrelle emergence from the open door at 19:52.	Activity was high throughout the survey with the majority of activity being foraging activity from long-eared bats around the barn. Multiple bats were also seen foraging in building four as seen in the previous survey. Activity from long-eared was mostly between 19:34 and 20:18 around B5. Common pipistrelle activity was also very frequent with bats present throughout the whole of the survey foraging over the surveyor on the eastern aspect. At the beginning of the survey, common pipistrelles were seen commuting southwest over the building at 19:19 and 19:24	
Barn 6	14 th July 2025	A total of six brown long-eared emergences were recorded from B6.	Other than the emergences, activity was low throughout the survey with only two serotine calls	

Building	Date	Emergences	General activity	Results
		These were all on the eastern elevation which was within building three, four of which were through the gap above the stable door and two were from behind the sliding metal door. The emergences occurred at 21:59, 22:02, 22:04, 22:06, 22:10 and 22:13.	heard on the eastern aspect at 22:22 and 22:43. On the northern aspect, activity was between 21:42 and 22:36 with the only species heard being common pipistrelle and serotine. These were heard not seen foraging calls. The southern aspect had slightly higher activity with a common pipistrelle seen commuting from east to west at 21:34. A serotine commuted from north to east at 22:14, a soprano pipistrelle commuted north to south at 22:20 and a common pipistrelle commuted north to south at 22:21. Other species heard included a lesser horseshoe at 22:17 and a noctule at 22:22	Confirmed day roost for a peak count of six brown long-eared bats
	13 th August 2025	A brown long-eared emerged from above the stable door on the eastern elevation at 21:00 and foraged in the barn. The bat then re-entered at 21:10.	Activity was moderate during this survey with a common pipistrelle foraging in and out of the barn between 20:55 and 21:50. Noctules were noted foraging over the building from 21:05 until the end of the survey. Common pipistrelles were commuting around the site at the start of the survey from east to west over the courtyard at 20:43 and 20:47. A noctule commuted over the site at 21:01 from north to south. Serotines were heard and not seen at 21:12, 21:26, 21:31, 21:43 and 21:59. A brown long-eared was noted as a possible emergence at 21:32 but upon review of the footage it was seen to be a pass close to the building towards the trees. Another brown long-eared was seen flying south at 21:36.	

Building	Date	Emergences	General activity	Results
	17 th September 2025	None	Activity was moderate during this survey with no emergences recorded. No bats were seen in barn three during this survey, however a common pipistrelle flew in and out of the barn at 19:40. Serotine were heard and not seen at 19:50, 19:53 and 20:25. Serotines were seen commuting east to west and west to east at 19:53 and 19:54. Outside of the barn activity was higher with common pipistrelles and serotine commuting around the buildings between 19:38 and 20:05. After 20:05, most bats were heard and not seen. A Serotine was sheard and not seen at 20:25, three brown long-eared at 20:07, 20:14 and 20:34, a noctule at 20:31 and 20:42 and a myotis at 20:57.	

- 4.24. Barn 1 was confirmed to support two-day roosts for common pipistrelle and one day roost for brown long eared bats. Barn 2 supports one day roost for common pipistrelle bats under the cladding on the western elevation. Barn 5 was a confirmed day roost for common pipistrelle, serotine and brown-longed eared bats, with brown long-eared bats also recorded foraging within the barn. Barn 5 is also a confirmed day roost for Natterer's bats due to the presence of droppings. Barn 6 was a confirmed day roost for brown-longed eared bats with a peak count of six bats emerging during the emergence surveys. Barn 6 is also a confirmed roost for lesser horseshoe bats due to the presence of droppings. Further statics monitoring surveys were completed to ascertain activity of lesser horseshoe bats within the Barn 6.

Static/Automatic Bat Detector Surveys

- 4.25. A static bat detector was installed for seven consecutive nights in Barn 6 during September 2025.
- 4.26. Static monitoring recorded the presence of lesser horseshoe bats within the barn which were recorded at low activity levels on the following dates and times –
- 12th September at 00:25, 01:24 and 01:25.
 - 14th September at 01:26.
- 4.27. Other species recorded included long-eared, which are presumed to be brown long-eared based on the droppings and emergence survey results. Myotis were also recorded within the barn but these were likely foraging in the wider barn.
- 4.28. Based on the results of the static monitoring Barn 6 is considered to support a night roost for low numbers of lesser horseshoe bats based on the activity levels and time of the activity.
- 4.29. Bat roosts will be impacted by the development and further mitigation is provided in **Section 5.0**.

Trees

- 4.30. There were a low number of mature trees present on the site which will largely be retained within the proposals. The trees within the ornamental hedgerow will be removed but none of these trees were considered suitable to support bat roosts.

Foraging and commuting

- 4.31. The on-site vegetation present at Old Manor Farm provides foraging opportunities for local bat populations. During the emergence surveys common and soprano pipistrelle, noctule and brown long-eared bats were recorded foraging and commuting around the yard and amongst and within the buildings. Myotis, serotine and lesser horseshoe bats were also recorded at a lower frequency. The site also has multiple roosts present with bats recorded foraging through the sheltered barns.
- 4.32. Recommendations have been provided in **Section 5.0** to ensure the site remains suitable for foraging and commuting bats post development.

Birds

- 4.33. The WSBRC provided records for the following bird species of conservation concern that may be present on the site: Linnet (*Linaria cannabina*), cuckoo (*Cuculus canorus*), swift (*Apus apus*), skylark (*Alauda arvensis*), song thrush (*Turdus philomelos*) and starling (*Sturnus vulgaris*). In addition to these records for the following Schedule 1 and/or Annex I species were returned: red kite (*Milvus milvus*).
- 4.34. The hedgerows, building and trees on the site are considered suitable for nesting birds. Further recommendations have therefore been made in **Section 5.0** for the clearance of buildings and vegetation.

Great crested newts

- 4.35. The WSBRC data search returned no records of great crested newt presence within one kilometre of the site boundary. The DEFRA run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's) and positive class licence returns within two kilometres of the site and no licences were returned.
- 4.36. The site is located in an amber risk zone for great crested newts, indicating where suitable habitat is present great crested newts are likely to be present.
- 4.37. No evidence of amphibian presence was recorded during the survey. The ornamental hedgerow provides low quality terrestrial habitat for great crested newts. However, the majority of habitats on site are comprised of short sward grassland and hardstanding which are considered unsuitable for great crested newts.
- 4.38. There are no ponds on the site. However, there are three ponds located with 250 metres of the site boundary. These are located 170 metres west, 175 metres southeast and 220 metres east of the site boundary (**Appendix G**). A rapid risk assessment was conducted to evaluate the likelihood of great crested newts being impacted based on the worst-case scenario of the entire site being impacted (**Table 9**). The rapid risk assessment confirmed an offence is highly unlikely.

Table 9: Results Rapid Risk Assessment

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
Maximum:		0.1
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

- 4.39. Great crested newts are therefore considered unlikely to be impacted by the proposed works due to an absence of suitable breeding habitat on site and the limited extent of suitable habitat due to be impacted by the proposed development.

Hazel dormouse

- 4.40. The WSBRC data search returned no records of dormouse within one kilometre of the site boundary and there are no records of granted EPSL's for this species.

- 4.41. The hedgerow on the site may provide foraging habitat for dormice, however it is not comprised of species favourable to dormice due to being non-native. Furthermore, the hedgerow had a lack of connectivity to any suitable habitat.
- 4.42. Due to the absence of suitable habitat it is considered unlikely that the site supports populations of dormice, therefore no further action is required.

Invertebrates

- 4.43. The WSBRC data search provided no records of notable invertebrates. No habitats of particular note which may support rare or important assemblages of invertebrates were recorded on the site.

Reptiles

- 4.44. The WSBRC data search returned two records for reptiles within one kilometre of the site boundary. This was for a slow worm (*Anguis fragilis*) and a grass snake (*Natrix Helvetica*), however both of these records were before 2000.
- 4.45. The modified grassland habitat has very limited potential to support populations of reptiles due to the well managed and short sward nature of the grassland, the site also has a lack of connectivity to the wider landscape with the majority of habitats surrounding the site being residential properties. The hedgerow could provide some commuting opportunities for reptiles, but it is non-native with poor connectivity.
- 4.46. Due to the lack of suitable habitats on site, it has been deemed unlikely the site supports populations of reptiles and therefore no further action is required.

5.0 Impacts and Mitigation

Impacts and Required Mitigation for the Proposed Development

Salisbury Plain SPA

- 5.1 The development site is within the 6.4-kilometre radius of the SPA identified in Wiltshire Council HRA and Mitigation Strategy for Salisbury Plain SPA (Reviewed in 2018). The development includes the creation of new residential units, therefore having the potential to impact the delicate habitats and protected species within the SPA through increased recreational pressure. Increases in recreational activity on Salisbury Plain can impact the ground nesting stone curlew by increasing disturbance levels.
- 5.2 Wiltshire Council has a mitigation scheme in place which funds wardens, management and visitor surveys of the area to mitigate the impacts. This is funded through Community Infrastructure Levy (CIL) payments. With this mitigation in place there will be no impact on this international statutory site.

River Avon SAC

- 5.3 The development site is within the catchment of the River Avon and due to the scheme resulting in an increase in residential dwellings there is the potential for impacts due to increase in waste water. Natural England have advised councils within the catchment that increased nutrients are impacting this Special Area of Conservation. This is due to high levels of phosphorus entering the environment and causing eutrophication.
- 5.4 The current recommended approach is that all new developments must achieve nutrient neutrality. A nutrient budget will need to be devised and suitable mitigation included as part of the application. Mitigation measures can include direct methods through upgrading sewage works or indirect by taking land out of high phosphate uses.
- 5.5 Wiltshire council are currently devising a strategic mitigation scheme but this will only apply to sites that are planned developments and is not currently available:

Planned development is defined as 'applications that comply with housing site allocation policies (Appendix D, Wiltshire Core Strategy) and or Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy with the exception of Core Policy 37 (Military Establishments). These include

- *Allocations within the development plan - Wiltshire Core Strategy (including saved policies), Wiltshire Housing Site Allocation Plan and Neighbourhood Plans (Core Policy 2)*
- *Proposals within settlement boundaries and infill at Small Villages (Core Policy 2)*
- *Rural exception sites (Core Policy 44)*
- *Outside settlement boundaries - only specialist accommodation, gypsy and travellers, rural workers dwellings, conversion and re-use of rural buildings consistent with policy (Core Policy 46,47 and 48)*

This means that speculative greenfield applications outside of settlement boundaries that are contrary to the development plan (Core Policy 2) are not classified as planned development.

- 5.6 Any proposed mitigation scheme will need to be discussed and agreed with Natural England and Wiltshire Council.

Bats - Buildings

- 5.7 The surveys have recorded the following roosts within the buildings:
- Barn 1 supports two day roosts for common pipistrelle and brown long-eared bats with a peak count of six common pipistrelles and one brown long-eared bat.
 - Barn 2 supports a day roost for common pipistrelle under the wooden cladding with a peak count of three bats.
 - Barn 5 supports day roosts for individual serotine and common pipistrelle bats, alongside assumed low numbers of Natterer's. It also supports a day roost and feeding perch for brown long-eared bats with a peak count of four bats.
 - Barn 6 supports a day roost for brown long-eared bats with a peak count of six bats recorded. The building also supports a night roost for low numbers of lesser horseshoe bats.
- 5.8 To inform a licence application it is recommended that hibernation surveys are undertaken to confirm presence/ likely absence of hibernation roosts. However, it is considered that the results of this survey will not significantly alter the mitigation proposed.
- 5.9 The proposed demolition and conversion works will result in the destruction of the roosts identified on site.
- 5.10 In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is first necessary to obtain a licence from Natural England. A licence will only be granted after Natural England has been satisfied that there are no satisfactory alternatives, that there will not be any adverse impacts on the favourable conservation status of the species and that the development is of overriding public interest. The licence will be applied for following the granting of planning permission and once all relevant wildlife conditions have been discharged.
- 5.11 Natural England stipulate that at least one survey must be from the most recent survey season. If the licence application is delayed, a further survey may be required.
- 5.12 The mitigation strategy will require the incorporation of features suitable for bats within the buildings. The following mitigation will be included in the licence application and shown in **Appendix H**.
- A minimum of five temporary roosting provision in the form of woodcrete bat boxes will be installed on suitable trees on site.
 - Three replacement crevice roosts will be created beneath ridge tiles on Barn 1 and Barn 2. The wooden cladding on the western elevation of Barn 2 will also be retained.
 - Due to the presence of brown long-eared bats, serotine and Natterer's bats replacement roof voids will be incorporated into the development.

- A void will be created above Barn 4 and the void will have a width of 7 metres and be 12 metres long with a height of at least 2 metres. The void will be lined with type 1F bitumen felt. The void will include rough beams to provide roosting locations and two access tiles will be installed to provide access to the void.
- An additional void will be created above the car port which will be approximately 5 metres by 5 metres with a height of 2.5 metres. The car port will incorporate a half ceiling to provide a suitable gap to access the void. This will also be suitable for lesser horseshoe bats and a hot box will be installed within the void.
- The buildings hold high hibernation potential therefore works will be undertaken outside the hibernation period between mid-November and mid-March.
- To avoid harm or injury to roosting bats, an ecological watching brief is required during the soft strip of all sensitive areas of the building. Following a detailed tool-box talk to all site contractors, all sensitive areas which may be used by bats will be dismantled by hand, whilst checking for roosting bats under the supervision of a licenced bat worker, until it is no longer suitable for roosting bats. Any tiles which require removal will be carefully lifted vertically and not slid horizontally to avoid harming any bats that may be underneath. If any bats are encountered during the works, the licenced bat handler will remove the bat(s) using gloves to the bat boxes on the site. All soft demolition of suitable bat features will be supervised by a licenced ecologist and if a bat is encountered when the ecologist is not present all works will stop until they have been consulted.

Bats - lighting

- 5.13 The site provides foraging and commuting habitat for bats along the boundaries of the site including the boundary features. There are also multiple roosts within the site. The proposals will require the inclusion of lighting to adhere to the following guidelines (ILP, 2023):
- No lighting will be directed on the new roost locations.
 - Minimise light spill on the boundary and linear features.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the property.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

- 5.14 The site can provide additional enhancement measures through the management and provision of native hedgerows. These measures are discussed further in relation to enhancements on the site.

Nesting birds

- 5.15 The trees, buildings and hedgerows within the site provide habitat for nesting birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy

the nest of any wild bird while that nest is in use. Any vegetation clearance required must be scheduled to avoid peak bird nesting season (1st March to 31st August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.

- 5.16 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented, and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

Enhancement Measures for the Proposed Development

- 5.17 In accordance with the Natural Planning Policy Framework (NPPF, 2024) plans whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.18 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Details are provided in the Biodiversity Net Gain Assessment Report submitted alongside this report.
- 5.19 The development will also include the following enhancement measures shown in **Appendix I**. As the development is for the conversion of existing building there are minimal opportunities to provide integrated features:
- The temporary bat boxes installed as part of the mitigation will be retained as an enhancement measure.
 - Two bird boxes will be installed on the retained birch tree on the site.
 - The development will include hedgehog friendly gravel boards / holes (10 centimetres x 10 centimetres) in garden fencing between houses.
 - Two bee integrated bee bricks will be installed on the southern facing elevations of two of the new walls.
 - Native planting will be utilised within the hedgerows within the new gardens.

6.0 References and Bibliography

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ILP (2023) *Guidance note 8/23 Bats and Artificial Lighting at Night*

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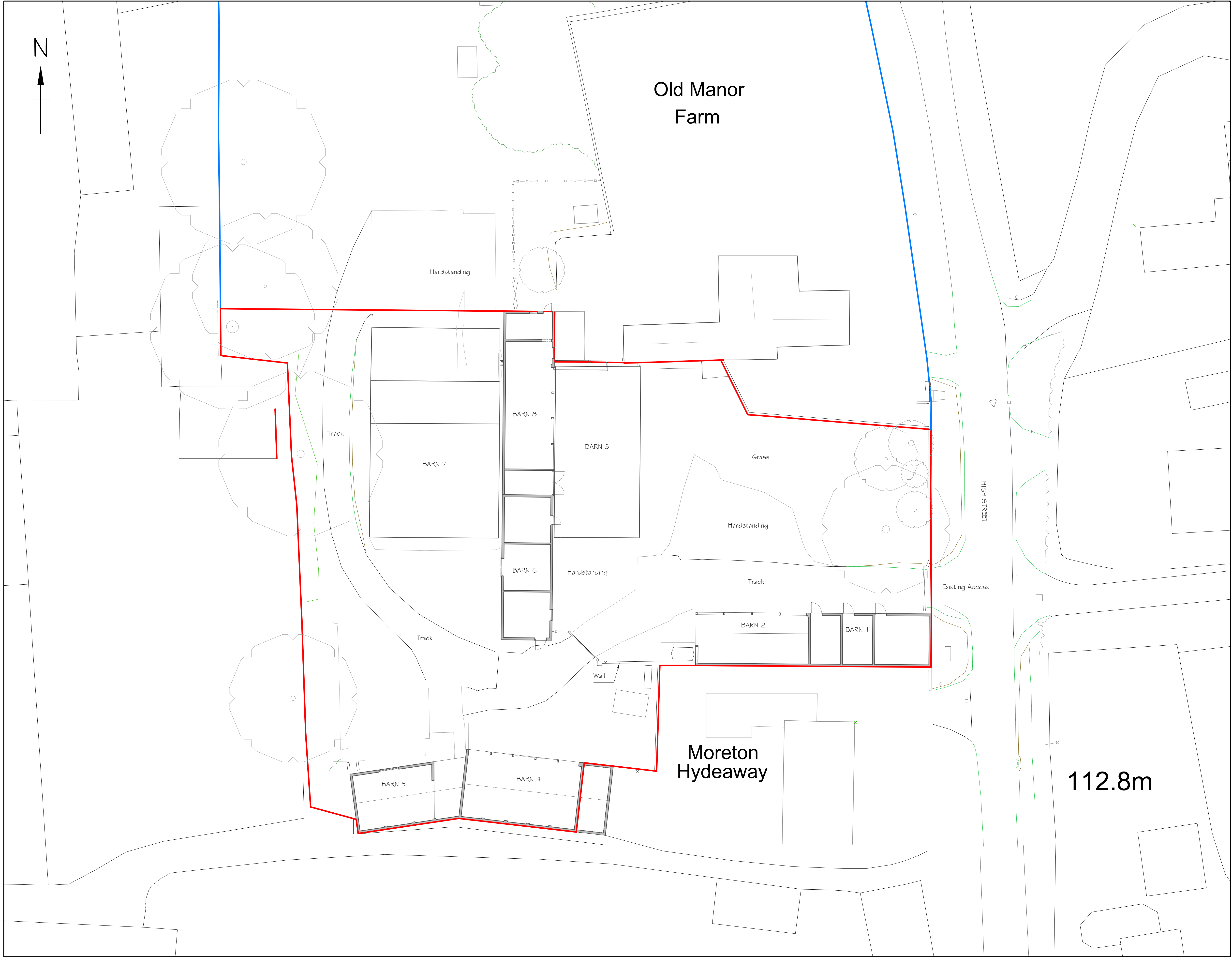
Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10(4), 143-155.

Wiltshire and Swindon Biological Records Centre (2025) *Data Search- Old Manor Farm*

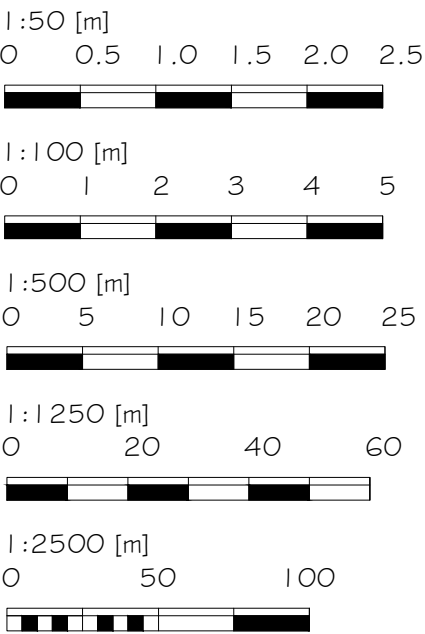
Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015))
Development Plan Document (adopted 2012)

Appendices

Appendix A: Site Location



SITE PLAN
Scale 1:200



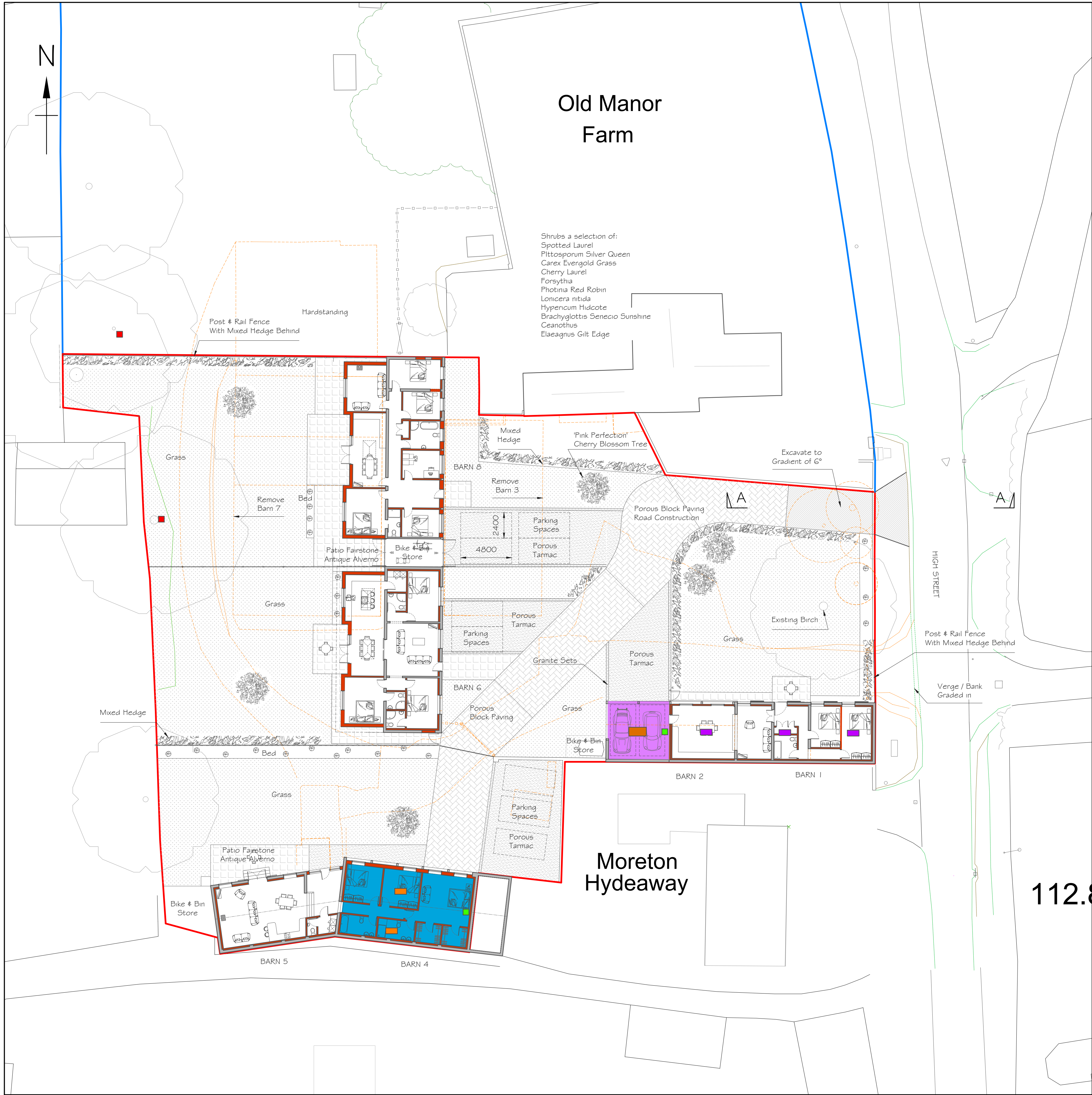
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59 Barrow Close
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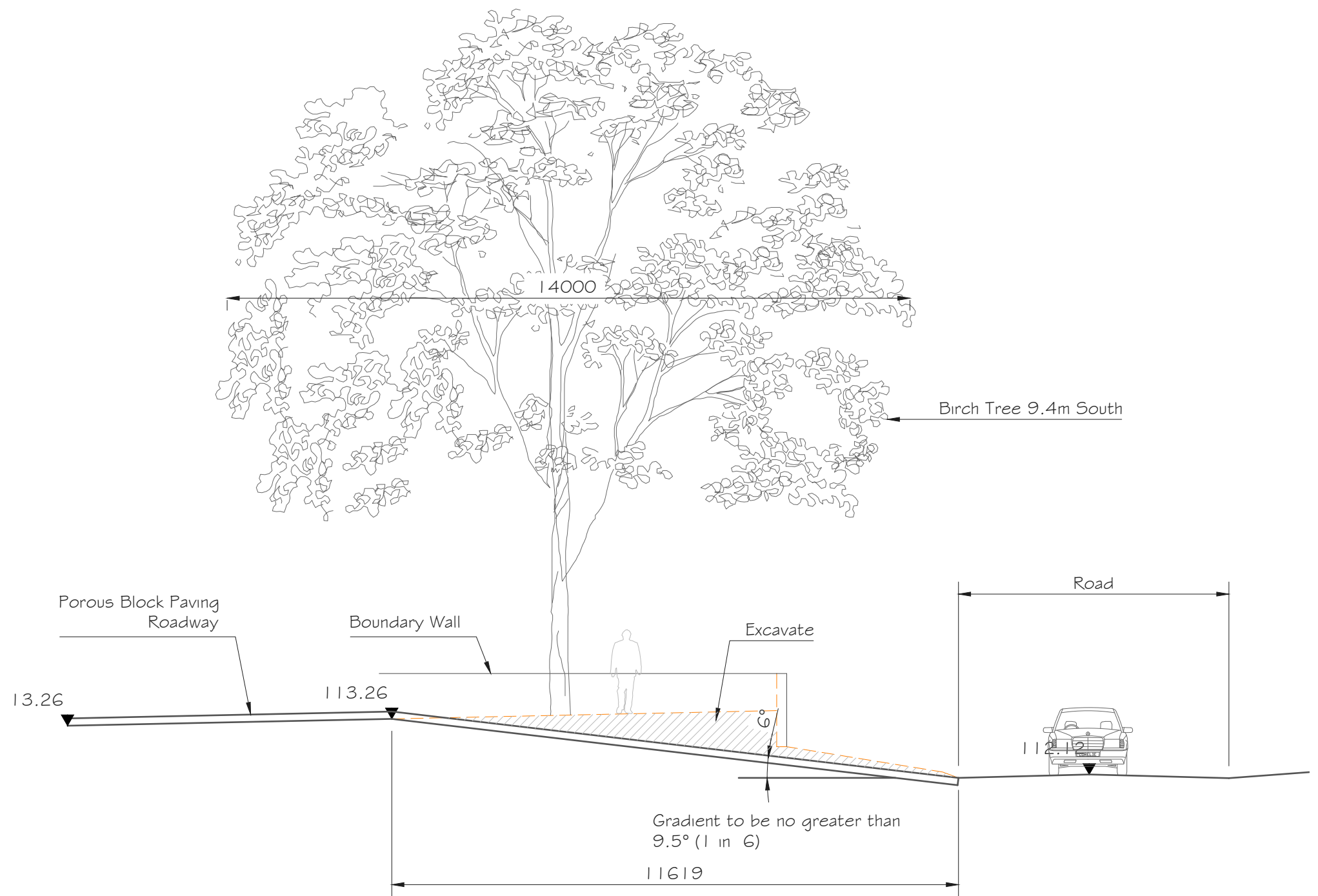


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Rev	-

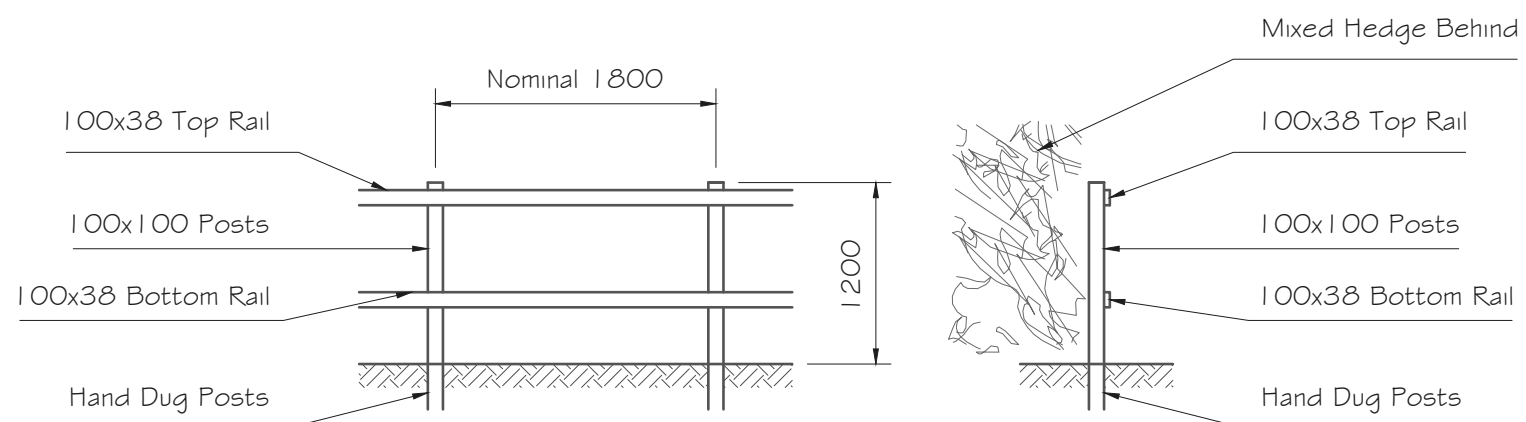
Appendix B: Site Proposals



SITE PLAN
Scale 1:200

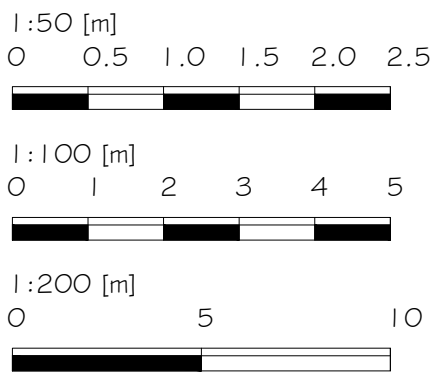


SECTION A-A
Scale 1:100



(EAST) (SOUTH)
FENCING ACROSS EXISTING ACCESS
Scale 1:50

LEGEND	
	To Be Removed
	Internal Bat Box
	Temporary Roosting Provision
	Ridge Access Tile
	Bat Access Tile Into Void
	Lesser horseshoe hot box mitigation roost
	Brown long-eared and serotine mitigation roost
	Natteries and brown long eared mitigation roost in car port



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Client	
RAW PLANNING	
Job Title	
CONVERSIONS AT: WEDHAMPTON	
Drawing Title	
PROPOSED SITE PLAN	
Scale	
A5 SHOWN	
Date	01/12/2025
Drawn	AD
Drawing No.	1560-09
Rev	E

Appendix C: Habitat Survey Map

Legend

- Red Line Boundary
- Buildings
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Non-native and Ornamental Hedgerow
- Artificial Unvegetated, Unsealed Surface
- Developed Land; Sealed Surface
- Modified Grassland



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	10.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Habitat Map	1:450	
NUMBER:	8853-XX-E0-02	A4	
ISSUE:	v1	10.12.25	

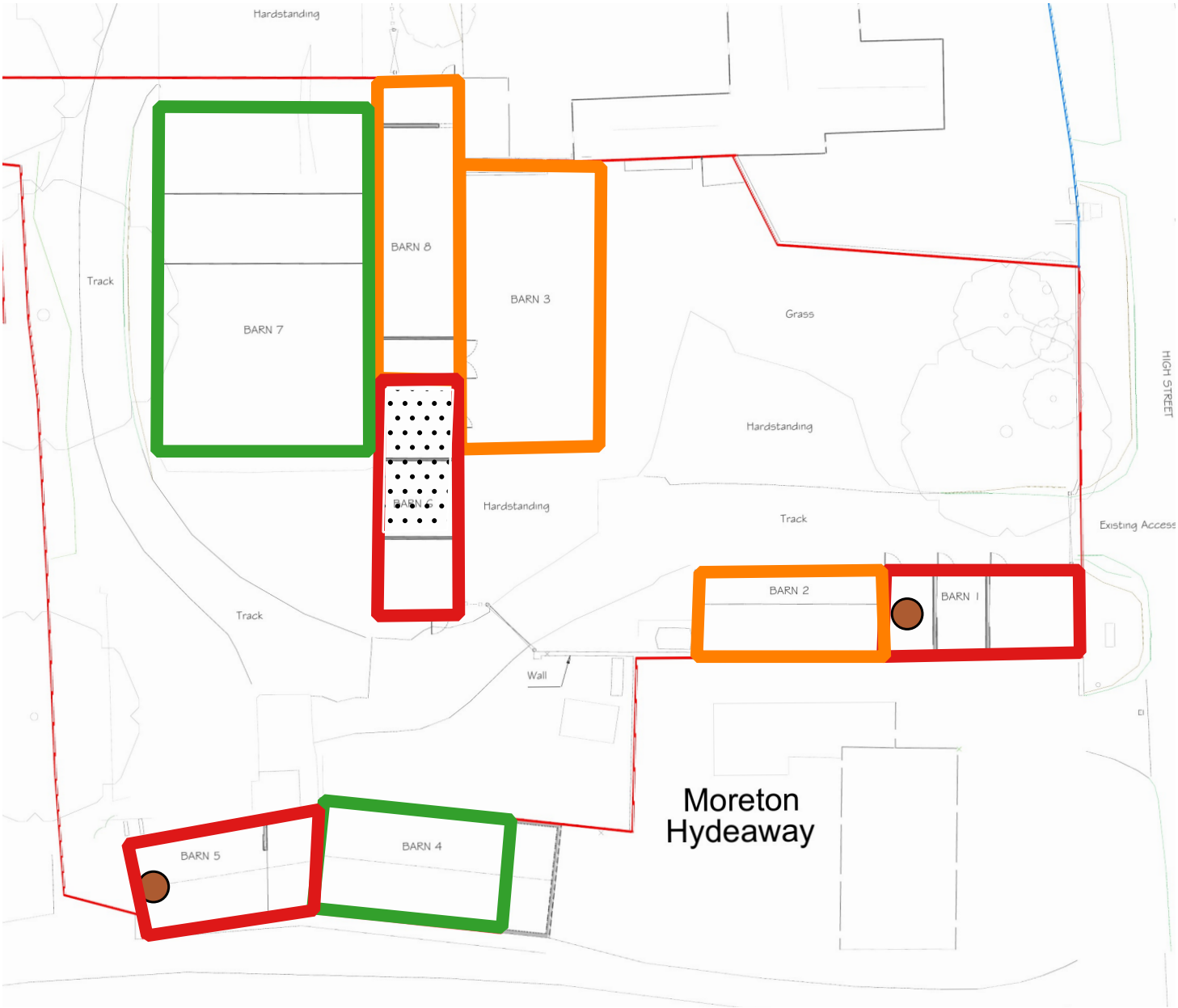
Appendix D: Preliminary Roost Assessment Results

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

- Confirmed roost 
- Linked to confirmed roost 
- Negligible potential 
- Scattered bat droppings 
- Multiple Bat Droppings 



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Preliminary Roost Assessment	1:400	
NUMBER:	8853-XX-E0-03	A4	
ISSUE:	v1	09.12.25	

Appendix E: Emergence Survey Results

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Legend

- ★ Common Pipistrelle Emergence
- ▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B1 and B2 - 10.07.25	1:240	
NUMBER:	8853-XX-E0-03a	A4	
ISSUE:	v1	09.12.25	

Date:	10/07/2025	Surveyors:	Jake Purchase and Rick Sharp
Time	Species	Description	
21:39	Noctule	Heard not seen	
21:48	Soprano pipistrelle	Commuting southeast over surveyor	
21:50	Common pipistrelle	Commuting northeast over surveyor	
21:56	Common pipistrelle	Commuting northeast over surveyor	
21:58	Myotis	Heard not seen, foraging	
22:01	Common pipistrelle	Heard not seen	
22:02	Common pipistrelle	Commuting east	
22:03	Common pipistrelle	Commuting – heard not seen	
22:05	Common pipistrelle	Foraging around yard	
22:10	Noctule	Heard not seen	
22:10	Common pipistrelle	Commuting west	
22:12	Common pipistrelle	Heard not seen	
22:14	Noctule	Flew west	
22:14	Noctule	Heard not seen	
22:17	Common pipistrelle	Re-entry into B1 through open stable door	
22:17	Common pipistrelle	Foraging around yard	
22:19	Common pipistrelle	Foraging close to building	
22:20	Common pipistrelle	Foraging in building	
22:22	Common pipistrelle	Emergence from B2 from hole in B1	
22:22	Common Pipistrelle	Foraging around yard	
22:23	Common pipistrelle	Heard not seen	
22:24	Common pipistrelle	Foraging around open barn door	
22:24	Common pipistrelle	Emergence from B2 from hole in wall	
22:25	Common pipistrelle	Heard not seen, commuting	

Date:	10/07/2025	Surveyors:	Jake Purchase and Rick Sharp
Time	Species	Description	
22:27	Serotine	Heard not seen	
22:29	Common pipistrelle	Emergence from B2 from hole in wall	
22:29	Common Pipistrelle	Foraging around barn door	
22:31	Common pipistrelle	Emergence from stable door in B1	
22:32	Common pipistrelle	Re-entry into B1	
22:35	Common pipistrelle	Heard not seen	
22:37	Common pipistrelle	Two bats foraging in and out of the barn	
22:38	Common pipistrelle	Emergence from B2	
22:45	Soprano pipistrelle	Heard not seen	
22:46	Common pipistrelle	Heard not seen	
22:47	Long-eared	Commuting east	
22:50	Common pipistrelle	Heard not seen	

Emergence points

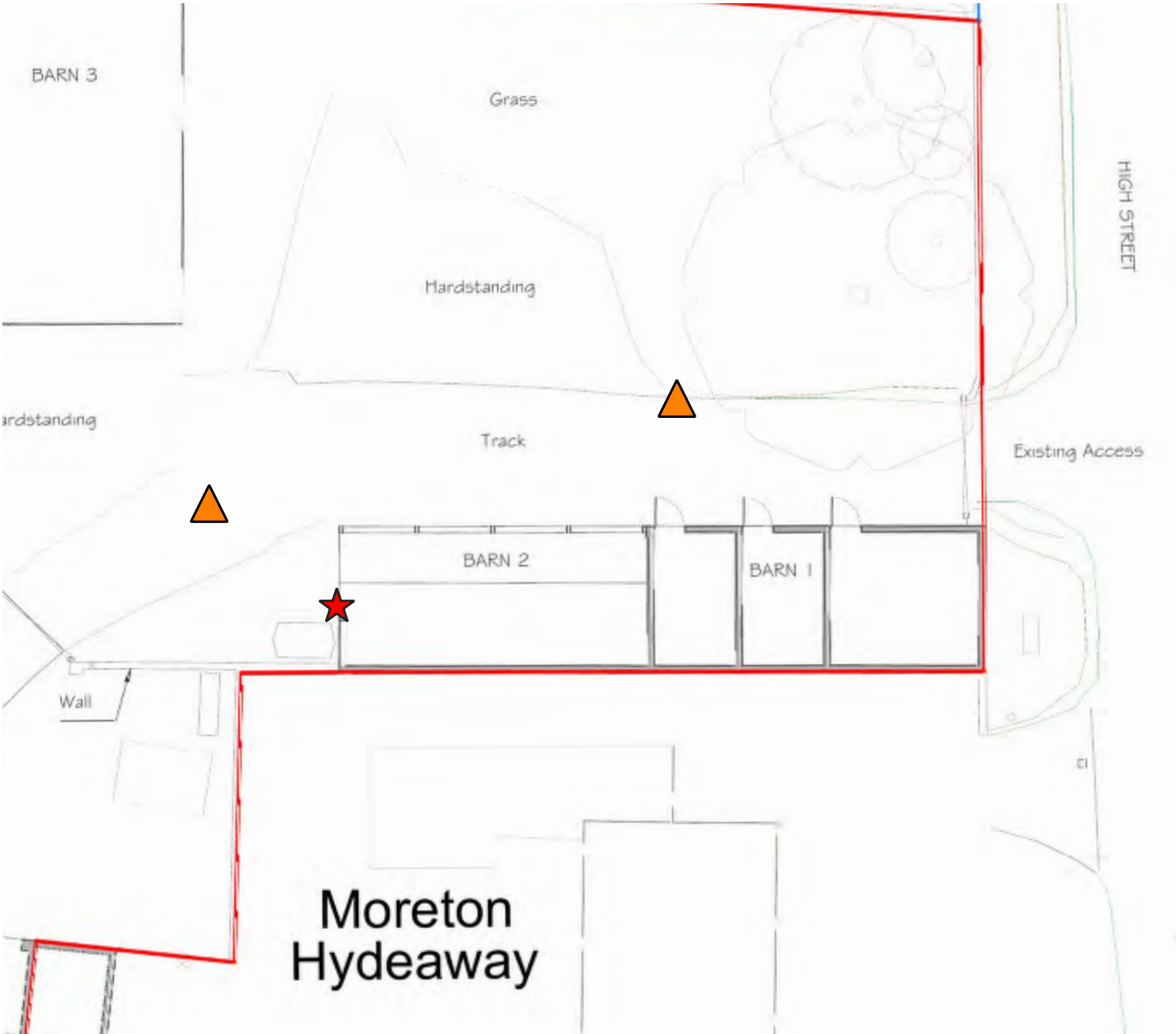


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Legend

- ★ Common Pipistrelle Emergence
- ▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B1 and B2 - 21.08.25	1:240	
NUMBER:	8853-XX-E0-03b	A4	
ISSUE:	v1	09.12.25	

Date:	21/08/2025	Surveyors:	Joanna Graham and Louisa Standbrook-Jones
Time	Species	Description	
20:35	Common pipistrelle	Emerged from Western Gable under cladding	
20:35	Soprano pipistrelle	Brief calls heard not seen	
20:35	Common pipistrelle	Emerged from Western Gable under cladding	
20:35	Soprano pipistrelle	Flew west along front of building	
20:38	Common pipistrelle	Brief call, heard not seen	
20:51	Serotine	Heard not seen	
20:54	Common pipistrelle	Flew out of cladding on the gable and then back in	
20:58	Common pipistrelle	Heard not seen – foraging	
21:01	Serotine	Heard not seen	
21:05	Common pipistrelle	Heard not seen, Forage	
21:11	Common pipistrelle	Flew west up drive foraging	
21:14	Myotis	Heard not seen	
21:15	Common pipistrelle	Heard not seen, social calls	
21:32	Common pipistrelle	Heard not seen, forage and social calls	
21:37	Long-eared	Heard not seen	
21:40	Serotine	Heard not seen, forage and social calls	
21:47	Serotine	Heard not seen, forage and social calls	
21:48	Long-eared	Heard not seen	

Emergence points

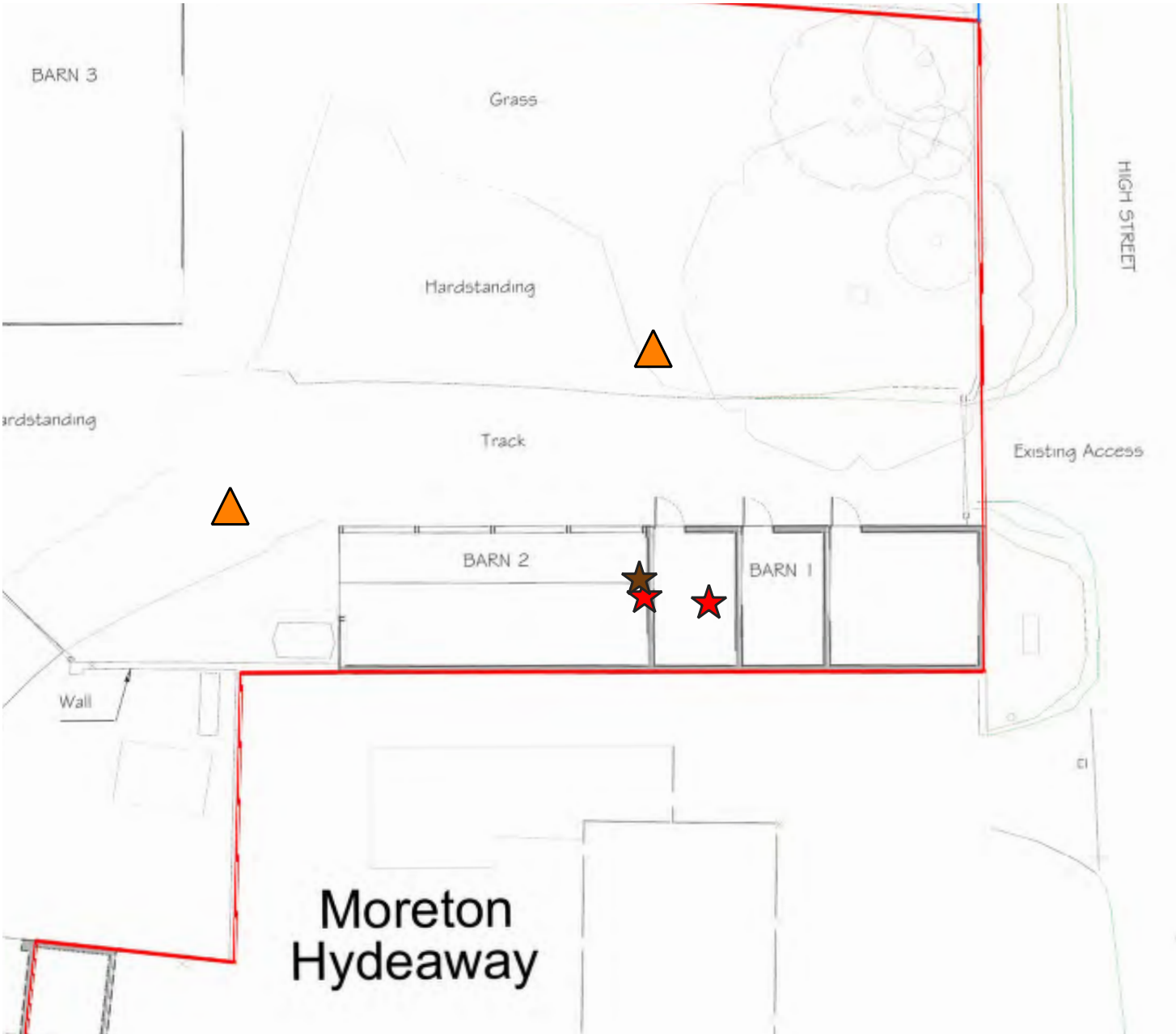


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Legend

- ★ Common Pipistrelle Emergence
- ★ Brown Long-eared Emergence
- ▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B1 and B2 - 16.09.25	1:240	
NUMBER:	8853-XX-E0-03c	A4	
ISSUE:	v1	09.12.25	

Date:	16/09/2025	Surveyors:	Matthew Norris-Hill and Joanna Graham
Time	Species	Description	
19:22	Common pipistrelle	Heard not seen	
19:25	Noctule	Heard not seen	
19:27	Common pipistrelle	Emergence from gap in wall at B1	
19:39	Bat sp.	Seen not heard from behind barn	
19:43	Common pipistrelle	Flew from behind surveyor and then down the drive	
19:43	Common pipistrelle	Heard not seen	
19:44	Common pipistrelle	Emergence from Ridge on B1	
19:52	Common pipistrelle	Heard not seen	
19:51	Common pipistrelle	Emergence from gap in wall at B1	
19:53	Common pipistrelle	Emerged from gap in wall at B1 and then two re-entered	
19:54	Common pipistrelle	Forage inside barn	
19:57	Common pipistrelle	Heard not seen	
19:58	Pipistrelle Sp	Forage in and out of barn	
20:00	Common pipistrelle	Two emergences from gap in wall at B1	
20:02	Long-eared	Emergence from gap in wall at B1	
20:06	Common pipistrelle	Heard not seen	
20:08	Bat sp	Forage in and out of barn	
20:11	Common pipistrelle	Heard not seen	
20:19	Serotine	Heard not seen	
20:26	Common pipistrelle	Heard not seen	
20:27	Brown long-eared	Heard not seen	
20:30	Leisler's	Heard not seen	
20:30	Serotine	Heard not seen	
20:31	Common pipistrelle	Heard not seen	

Date:	16/09/2025	Surveyors:	Matthew Norris-Hill and Joanna Graham
Time	Species	Description	
20:31	Common pipistrelle	Heard not seen, social calls	
20:33	Brown long-eared	Heard not seen	
20:35	Common pipistrelle	Social calls	
20:36	Soprano pipistrelle	Heard not seen	
20:36	Leislars	Heard not seen	
20:38	Common pipistrelle	Heard not seen	
20:38	Common pipistrelle	Heard not seen, social calls	
20:39	Brown long-eared	Heard not seen	
20:41	Common pipistrelle	Heard not seen	
20:42	Common pipistrelle	Heard not seen	
20:43	Common pipistrelle	Heard not seen	
20:44	Brown long-eared	Heard not seen	
20:45	Soprano pipistrelle	Heard not seen	
20:45	Common pipistrelle	Heard not seen	
20:46	Common pipistrelle	Heard not seen	
20:47	Common pipistrelle	Heard not seen	
20:48	Common pipistrelle	Heard not seen	



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Legend

- ★ Serotine Emergence
- ★ Common Pipistrelle Emergence
- ★ Brown Long-eared Emergence
- ▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B5 - 10.07.25	1:240	
NUMBER:	8853-XX-E0-03d	A4	
ISSUE:	v1	09.12.25	

Date:	10/07/2025	Surveyors:	Maya Crate and Joanna Graham
Time	Species	Description	
21:41	Common pipistrelle	Emergence from barn door	
21:51	Common pipistrelle	Heard not seen	
21:55	Common pipistrelle	Foraging behind	
21:57	Common pipistrelle	Forage in tree line	
21:58	Common pipistrelle	Forage in tree	
22:00	Common pipistrelle	Heard not seen	
22:01	Common pipistrelle	Forage around building	
22:02	Common pipistrelle	Heard not seen	
22:02	Common pipistrelle	Flying back and forth down drive	
22:02	Serotine	Emergence from barn door	
22:03	Serotine	Flew into car port	
22:04	Serotine	Moved from car port into B5	
22:04	Common pipistrelle	Flew towards building	
22:05	Long eared	Entered barn 5 and then emerged from barn door	
22:07	Common pipistrelle	Heard not seen, foraging	
22:08	Common pipistrelle	Commute down tree line	
22:10	Common pipistrelle	Foraging in yard	
22:10	Noctule	Commuting west to east	
22:13	Myotis	From behind towards building into tree line	
22:14	Common pipistrelle	Commuting – south to north	
22:14	Noctule	Heard not seen	
22:14	Common pipistrelle	X3 bats flying north to south	
22:15	Noctule	Heard not seen commuting	
22:19	Common pipistrelle	Around tree line	

Date:	10/07/2025	Surveyors:	Maya Crate and Joanna Graham
Time	Species	Description	
22:20	Long-eared	Emergence from barn door	
22:22	Common pipistrelle	Heard not seen – forage in trees	
22:24	Common pipistrelle	Forage between the surveyors for the rest of the survey	
22:25	Long-eared	Heard not seen	
22:26	Long-eared	Heard not seen	
22:27	Noctule	Heard not seen	
22:28	Serotine	Heard not seen, forage	
22:34	Long-eared	Heard not seen	
22:38	Noctule	Heard not seen	
22:40	Myotis	Heard not seen	
22:41	Noctule	Heard not seen, commuting	
22:46	Soprano pipistrelle	Heard not seen	
22:48	Serotine	Heard not seen	
22:53	Natterers	Heard not seen	

Emergence points



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Legend

- ★ Brown Long-eared Emergence
- ▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B5 - 13.08.25	1:240	
NUMBER:	8853-XX-E0-03e	A4	
ISSUE:	v1	09.12.25	

Date:	13/08/2025	Surveyors:	Matthew Norris-Hill
Time	Species	Description	
20:47	Common pipistrelle	Heard not seen	
20:50	Common pipistrelle	Heard not seen	
20:53	Noctule	Heard not seen	
20:56	Common pipistrelle	Heard not seen	
20:58	Common pipistrelle	Heard not seen	
20:51	Serotine	Heard not seen	
20:54	Common pipistrelle	Flew out of gable and then back in	
20:58	Common pipistrelle	Heard not seen	
20:59	Common pipistrelle	Commuting across yard	
21:00	Common pipistrelle	Commuting across yard	
21:01	Noctule	Heard not seen	
21:02	Common pipistrelle	Forage across yard	
21:07	Noctule and Serotine	Forage around yard and buildings	
21:08	Brown long-eared	Seen not heard, entered and then emerged from doorway	
21:10	Noctule and Serotine	Forage around yard and around buildings	
21:14	Common pipistrelle	Heard not seen	
21:18	Common pipistrelle	Heard not seen	
21:19	Common pipistrelle	Heard not seen	
21:21	Common pipistrelle	Heard not seen	
21:24	Brown long-eared	Heard not seen	
21:25	Common pipistrelle	Heard not seen	
21:26	Serotine	Heard not seen	
21:28	Common pipistrelle	Heard not seen	

Date:	13/08/2025	Surveyors:	Matthew Norris-Hill
Time	Species	Description	
21:30	Serotine	Heard not seen	
21:33	Serotine	Heard not seen	
21:35	Noctule	Heard not seen	
21:36	Brown long-eared	Flew into barn door	
21:40	Common pipistrelle	Heard not seen	
21:43	Common pipistrelle	Heard not seen	
21:44	Serotine	Heard not seen	
21:47	Serotine	Heard not seen	
21:49	Common pipistrelle	Heard not seen	
21:51	Serotine	Heard not seen	
21:52	Common pipistrelle	Heard not seen	
21:53	long-eared	Forage in and out	
21:55	Common pipistrelle	Heard not seen	
21:58	Common pipistrelle	Heard not seen	
22:00	Common pipistrelle and serotine	Heard not seen	
22:01	Brown long-eared	Flew into barn through main doorway	
22:01	Common pipistrelle and Serotine	Heard not seen	
22:04	Brown long-eared	Seen not heard, emerged from main doorway in barn	

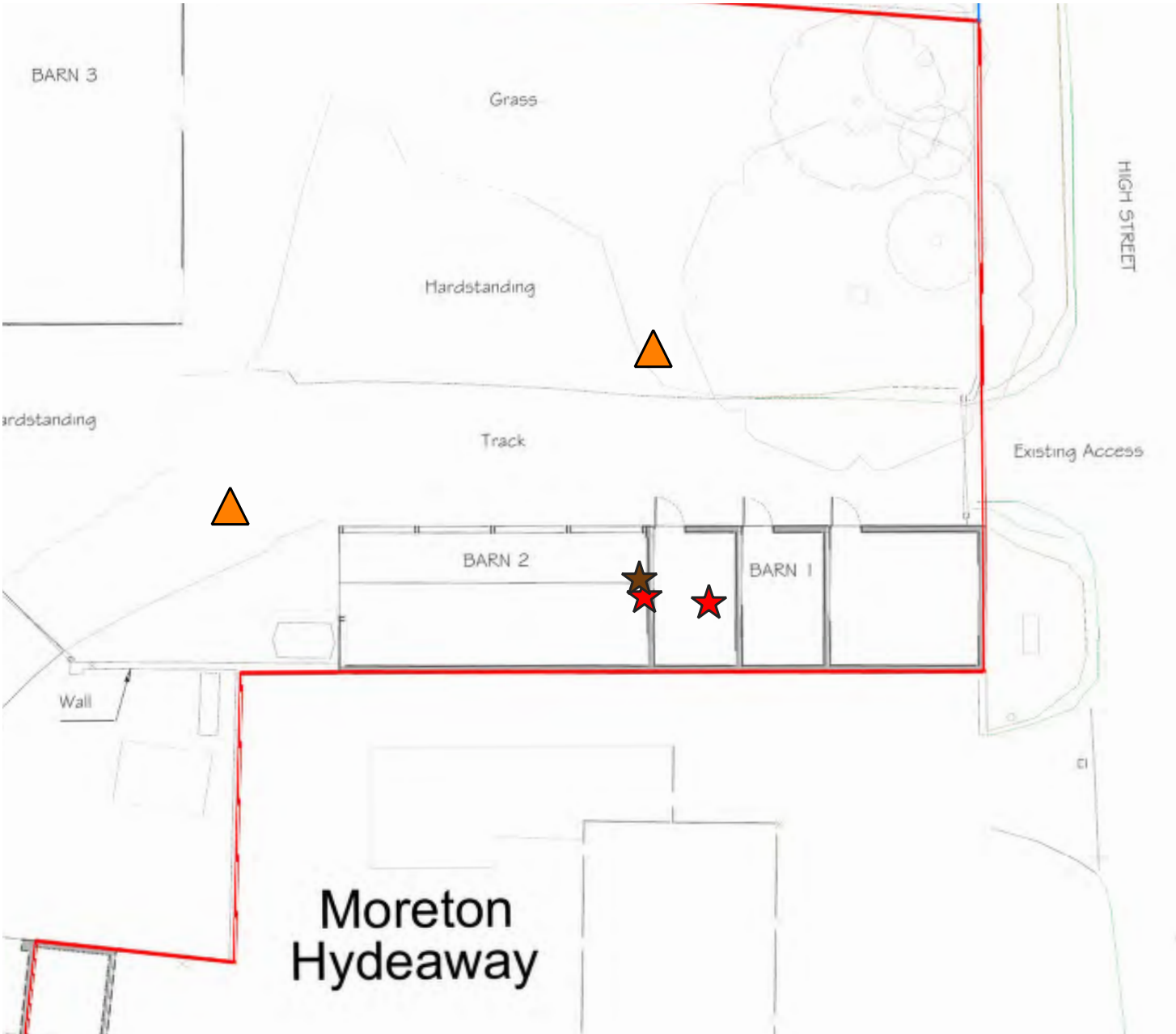


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Legend

- ★ Common Pipistrelle Emergence
- ★ Brown Long-eared Emergence
- ▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B1 and B2 - 16.09.25	1:240	
NUMBER:	8853-XX-E0-03c	A4	
ISSUE:	v1	09.12.25	

Date:	16/09/2025	Surveyors:	Rachel Richards and David Casson
Time	Species	Description	
19:19	Common pipistrelle	Commute Southwest over B5	
19:22	Common pipistrelle	Heard not seen	
19:24	Common pipistrelle	Commute southwest over B5	
19:24	Common pipistrelle	Commute, heard not seen	
19:25	Noctule	Heard not seen	
19:25	Noctule	Commute, flying north	
19:28	Common pipistrelle	Forage behind surveyor	
19:34	Long-eared	Flew from direction of B4 into B5 and then straight out	
19:41	Long-eared	Same as above	
19:43	Brown long-eared	Flying around opening of B5 and then emerged from barn door	
19:43	Long-eared	Heard not seen	
19:44	Serotine	Forage around courtyard	
19:45	Long-eared	Heard not seen	
19:46	Soprano pipistrelle	Forage north of B4	
19:47	Common pipistrelle	Commute, flew south towards B5	
19:48	Brown long-eared	Emergence from B5 and flew into B4	
19:48	Brown long-eared	Emergence from B5 and flew into B4	
19:52	long-eared	Foraging between B4 and B5	
19:52	Common pipistrelle	Emergence from B5 then forage in and out of B4 and B5	
19:54	long-eared	Two long-eared foraging between B4 and B5	
19:54	Common pipistrelle	Commute from over B5	
19:56	Common pipistrelle	Multiple passes, forage around building	
19:57	Brown long-eared	Emergence from B5	
19:58	long-eared	Forage in and out of barn	

Date:	16/09/2025	Surveyors:	Rachel Richards and David Casson
Time	Species	Description	
20:01	Long-eared	Heard not seen	
20:03	Long-eared	Heard not seen	
20:03	Common pipistrelle	Forage over surveyors	
20:06	Common pipistrelle	Commute around courtyard	
20:10	Long-eared	Foraging around opening of B5	
20:11	Common pipistrelle	Commuting west	
20:18	Long-eared	Flew through B5 and B4	
20:19	Serotine	Commuting, Heard not seen	
20:27	Serotine	Commuting, heard not seen	
20:28	Common pipistrelle	Heard not seen, commuting	
20:29	Long-eared	Heard not seen	
20:30	Noctule	Heard not seen	
20:30	Noctule	Commute, flying north	
20:30	Common pipistrelle	Heard not seen	
20:39	Long-eared	Heard not seen	
20:45	Long-eared	Heard not seen	
20:45	Soprano pipistrelle	Heard not seen	



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Legend

- ★ Brown Long-eared Emergence
- ▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B6 - 14.07.25	1:300	
NUMBER:	8853-XX-E0-03g	A4	
ISSUE:	v1	09.12.25	

Date:	14/07/2025	Surveyors:	Jake Purchase, Nathaniel Dove, Rachel Richards and Ross Allen
Time	Species	Description	
21:34	Common pipistrelle	Commute east to west behind surveyor	
21:42	Common pipistrelle	Heard not seen continuous faint passes	
21:50	Common pipistrelle	Forage	
21:51	Common pipistrelle	Heard not seen	
21:54	Common pipistrelle	Forage around yard	
21:57	Long-eared	Foraging in Building 4	
21:59	Brown long-eared	Emergence from stable door on eastern aspect	
22:02	Brown long-eared	Emergence from stable door on eastern aspect	
22:03	Long-eared	Foraging in B4 and B5	
22:04	Brown long-eared	Emergence from stable door on eastern aspect	
22:06	Brown long-eared	Emergence from stable door on eastern aspect	
22:06	Common pipistrelle	Heard not seen	
22:10	Brown long-eared	Emergence from stable door on eastern aspect	
22:12	Serotine	Heard not seen	
22:13	Common pipistrelle	Commute, heard not seen	
22:13	Serotine	Commute	
22:13	Brown long-eared	Emergence from stable door on eastern aspect	
22:14	Common pipistrelle	Commute	
22:14	Serotine	Commute north to east over building	
22:17	Lesser Horseshoe	Heard not seen to the south east of barn 6	
22:18	Common pipistrelle	Heard not seen	
22:20	Soprano pipistrelle	Heard not seen	
22:20	Serotine	Heard not seen, foraging	
20:20	Soprano pipistrelle	Commute north to south over B6	

Date:	14/07/2025	Surveyors:	Jake Purchase, Nathaniel Dove, Rachel Richards and Ross Allen
Time	Species	Description	
22:21	Common pipistrelle	Commute north to south over B6	
22:21	Common pipistrelle	Heard not seen	
22:22	Serotine	Heard not seen	
22:22	Noctule	Heard not seen	
22:26	Common pipistrelle	Heard not seen	
22:28	Common pipistrelle	Heard not seen	
22:29	Common pipistrelle	Heard not seen	
22:33	Common pipistrelle	Heard not seen	
22:34	Common pipistrelle	Heard not seen	
22:36	Common pipistrelle	Heard not seen x 3 passes	
22:37	Brown long eared	Heard not seen	
22:37	Common pipistrelle	Heard not seen	
22:40	Soprano pipistrelle	Heard not seen	
22:42	Noctule	Faint, heard not seen	
22:43	Serotine	Heard not seen	
22:44	Long-eared	Heard not seen	
22:45	Long-eared	Heard not seen	
22:47	Long-eared	Heard not seen	



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Legend

B6 13.08.25

★ Brown Long-eared Emergence

▲ Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Survey on B6 - 13.08.25	1:300	
NUMBER:	8853-XX-E0-03h	A4	
ISSUE:	v1	09.12.25	

Date:	13/08/2025	Surveyors:	Maya Crate, Becca Oswin, Ross Allen, Rachel Richards
Time	Species	Description	
20:43	Common pipistrelle	Commute east to west over courtyard	
20:44	Soprano pipistrelle	Heard not seen, very distance	
20:46	Common pipistrelle	Heard not seen, commuting nearby	
20:47	Common pipistrelle	Heard not seen	
20:47	Common pipistrelle	Commute east to west from B2 over courtyard	
20:49	Common pipistrelle	Foraging around yard and in tree line	
20:50	Common pipistrelle	Forage, heard not seen	
20:53	Noctule	Heard not seen, foraging overhead	
20:53	Noctule	Heard not seen	
20:54	Noctule	Forage, heard not seen	
20:55	Common pipistrelle	Into barn and start foraging	
20:55	Common pipistrelle	Forage in and out of B3	
20:56	Soprano pipistrelle	Heard not seen, foraging	
20:57	Common pipistrelle	Into barn and start foraging	
20:57	Common pipistrelle	Forage around barn entrance	
20:58	Common pipistrelle	Foraging around barn	
20:59	Common pipistrelle	Forage west to east along driveway	
21:00	Brown long-eared	Emergence from stable door on the eastern elevation	
21:00	Noctule	Heard not seen	
21:01	Noctule	Commute north to south over site	
21:04	Noctule	Heard not seen	
21:04	Noctule	Forage, heard not seen	
21:05	Noctule	Forage above B6 constantly	
21:05	Serotine	Forage over site x2	

Date:	13/08/2025	Surveyors:	Maya Crate, Becca Oswin, Ross Allen, Rachel Richards
Time	Species	Description	
21:07	Serotine	Commute, heard not seen	
21:07	Serotine	Forage, heard not seen	
21:07	Noctule	Forage over drive, constantly	
21:08	Common pipistrelle	East to West along drive	
21:09	Noctule	Forage over building	
21:10	Brown long eared	Re-enter into stable door	
21:10	Serotine	Forage	
21:12	Serotine	Heard not seen	
21: 13	Common pipistrelle	Heard not seen	
21:14	Common pipistrelle	Forage around B3	
21:17	Common pipistrelle	Heard not seen	
21:17	Noctule	Heard not seen	
21:18	Common pipistrelle	Heard not seen	
21:23	Long eared	Heard not seen, brief pass	
21:25	Common pipistrelle	Heard not seen	
21:25	Serotine	Forage, heard not seen	
21:26	Serotine	Heard not seen	
21:28	Common pipistrelle and serotine	Both species foraging over site	
21:31	Serotine	Forage, heard not seen	
21:32	Long-eared	Flying towards trees from building, wasn't an emergence	
21:35	Noctule	Forage, heard not seen	
21:36	Long-eared	Flying over towards barns to the south	
21:40	Common pipistrelle	Heard not seen, faint call	
21:42	Common pipistrelle	Heard not seen	

Date:	13/08/2025	Surveyors:	Maya Crate, Becca Oswin, Ross Allen, Rachel Richards
Time	Species	Description	
21:44	Common pipistrelle	Common pipistrelle	
21:50	Common pipistrelle	Heard not seen, foraging and social calls	
21:53	Soprano pipistrelle	Heard not seen	
21:54	Common pipistrelle	Heard not seen, multiple passes	
21:55	Noctule	Heard not seen, forage	
21:58	Soprano pipistrelle and common pipistrelle	Foraging and socialising overhead for a minute	
21:59	Serotine	Heard not seen, forage	
22:00	Long-eared	Heard not seen, very faint	
22:00	Common pipistrelle	Heard not seen	
22:01	Common pipistrelle	Heard not seen, forage multiple passes	



Date:	17/09/2025	Surveyors:	Jake Purchase, Rachel Richards, Joanna Graham, Matthew Norris Hill
Time	Species	Description	
19:20	Common pipistrelle	Commute east to south	
19:33	Common pipistrelle	Heard not seen	
19:36	Common pipistrelle	Commute, along western edge of B6 and then forage around yard	
19:38	Serotine	Commute, heard not seen	
19:39	Serotine	Heard not seen	
19:40	Common pipistrelle	Flew into barn and then flew out again	
19:41	Serotine	Commute east to west	
19:41	Serotine	Commute west to east	
19:42	Serotine	Forage over courtyard	
19:42	Common pipistrelle	Heard not seen	
19:43	Common pipistrelle	Flying between shed and barn	
19:44	Serotine	Forage west to east	
19:45	Common pipistrelle	Forage around tree	
19:47	Common pipistrelle	Heard not seen	
19:50	Serotine	Heard not seen	
19:51	Common pipistrelle	Commute, heard not seen	
19:51	Serotine	Heard not seen	
19:53	Serotine	East to West commuting around yard	
19:53	Serotine	Commute west to east	
19:55	Serotine	Heard not seen	
19:55	Common pipistrelle	Forage around trees, yard and tractor shed	
19:59	Common pipistrelle	Heard not seen	
20:05	Common pipistrelle	Forage around B6 and B7	
20:05	Long-eared	Brief call, heard not seen	

Date:	17/09/2025	Surveyors:	Jake Purchase, Rachel Richards, Joanna Graham, Matthew Norris Hill
Time	Species	Description	
20:07	Long-eared	Heard not seen	
20:07	Common pipistrelle	Heard not seen	
20:10	Common pipistrelle	Heard not seen	
20:10	Noctule	Heard not seen	
20:13	Common pipistrelle	Heard not seen	
20:14	Long-eared	Heard not seen	
20:15	Common pipistrelle	Heard not seen	
20:17	Common pipistrelle	Heard not seen	
20:19	Common pipistrelle	Heard not seen	
20:19	Long-eared	Heard not seen	
20:21	Common pipistrelle	Heard not seen	
20:21	Long-eared	Heard not seen	
20:25	Serotine	Heard not seen	
20:28	Long-eared	Heard not seen	
20:29	Common pipistrelle	Heard not seen	
20:31	Noctule	Heard not seen	
20:31	Common pipistrelle	Heard not seen	
20:31	Soprano pipistrelle	Heard not seen, loud social call	
20:32	Common pipistrelle	Heard not seen	
20:33	Common pipistrelle	Heard not seen	
20:34	Soprano pipistrelle	Heard not seen	
20:34	Long-eared	Heard not seen	
20:37	Myotis sp	Heard not seen	
20:38	Common pipistrelle	Heard not seen	

Date:	17/09/2025	Surveyors:	Jake Purchase, Rachel Richards, Joanna Graham, Matthew Norris Hill
Time	Species	Description	
20:40	Myotis	Heard not seen	
20:41	Long-eared	Heard not seen	
20:42	Noctule	Commute, heard not seen	
20:42	Common pipistrelle	Heard not seen	
20:45	Common pipistrelle	Heard not seen	

Appendix F: Bat Survey Summary

Legend

-  Day roost for common pipistrelle, serotine, brown long-eared and Natterer's bats
-  Day roost for brown long-eared bats and night roost for lesser horseshoe bats
-  Day roost for brown long-eared bats and common pipistrelle bats
-  Common Pipistrelle crevice roost



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Bat survey summary	1:400	
NUMBER:	8853-XX-E0-05	A4	
ISSUE:	v1	09.12.25	

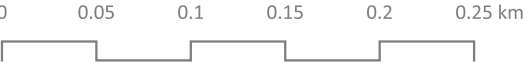
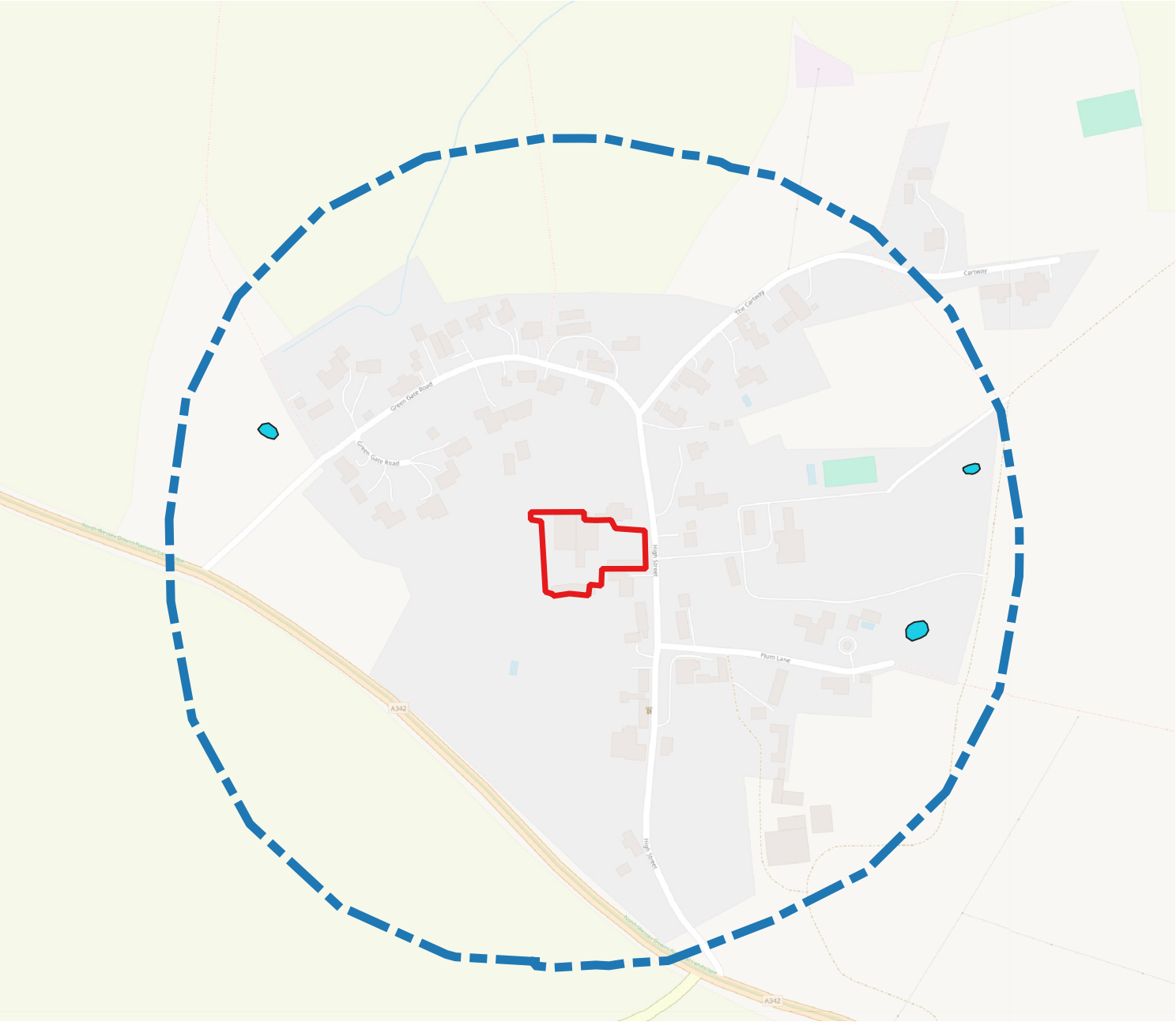
Appendix G: Waterbody Location Plan

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

-  Red Line Boundary
-  250 Metre Buffer
-  Waterbody



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	10.12.25	Map Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Waterbody Location Plan	1:4000	
NUMBER:	8853-XX-E0-04	A4	
ISSUE:	v1	10.12.25	

Appendix H: Bat Mitigation Plan

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

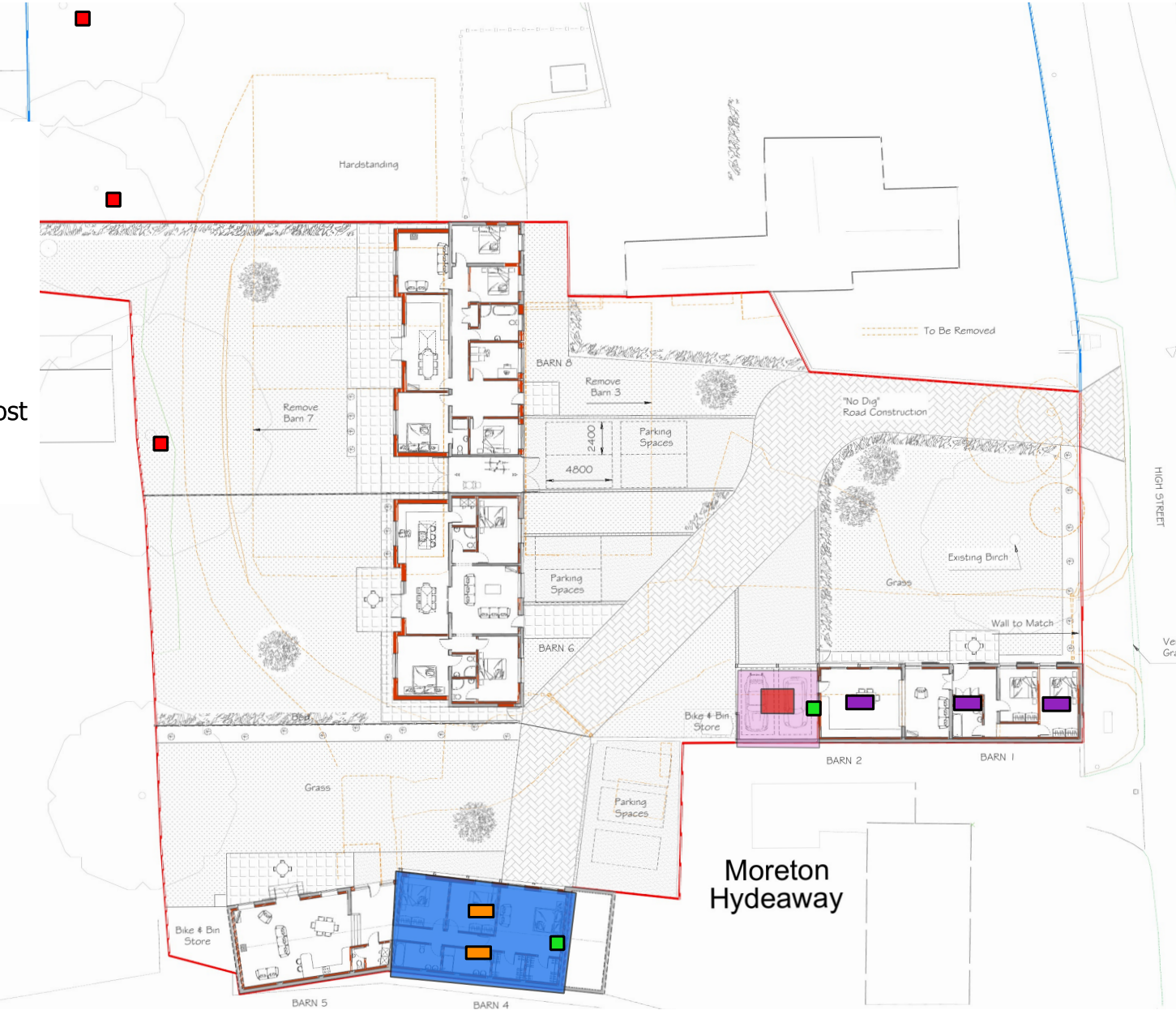
The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

- Internal Bat box
- Temporary Roosting Provision
- Ridge Access Tile
- Bat access tile into void
- Lesser horseshoe hot box mitigation roost
- Brown long-eared and serotine mitigation roost
- Natterers and brown long-eared mitigation roost in car port



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	31.10.25	Map Created	AH	LSJ



CLIENT:	M G Ellis & Son	
PROJECT:	Old Manor Farm	
DRAWING:	Bat Impact and Mitigation Plan	1:450
NUMBER:	8853-XX-E0-05	A4
ISSUE:	v1	01.12.25

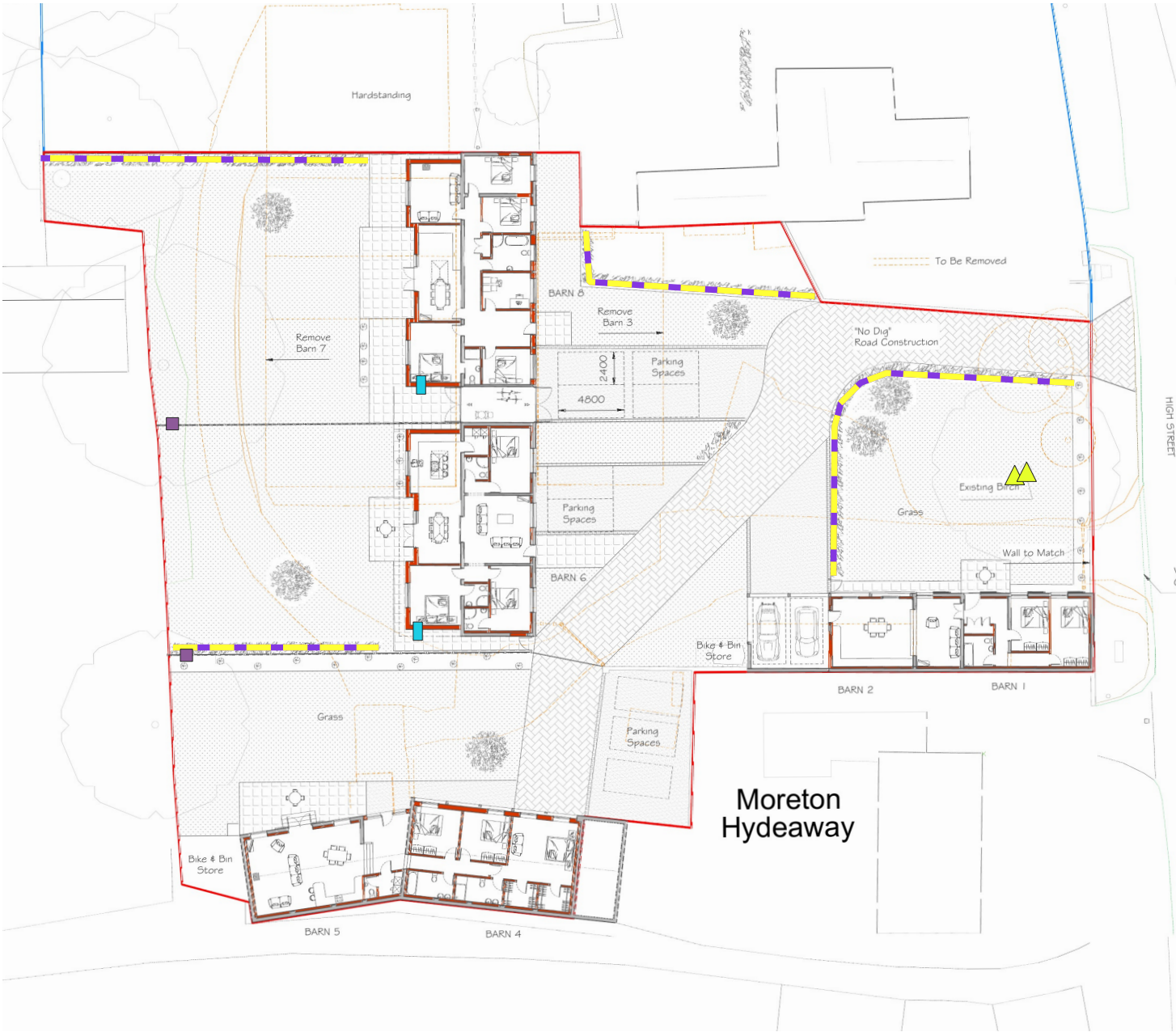
Appendix I: Enhancement Plan

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

- Bird box
- Hedgehog Hole
- Bee Brick
- Native hedgerow



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	10.12.25	Drawing Created	MC	U

CLIENT:	M G Ellis & Son		
PROJECT:	Old Manor Farm		
DRAWING:	Enhancement Plan	1:450	
NUMBER:	8853-XX-E0-07	A4	
ISSUE:	v1	10.12.25	

Appendix J: Relevant Legislation

The Conservation of Habitats and Species 2017

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 is the principle piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

The Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40 of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

The Protection of Badgers Act 1992

The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991 Badgers (Further Protection) Act 1991). It makes it a serious offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as "any structure or place which displays signs indicating current use by a badger".

ENVIRONMENT ACT 2021

The Environment Act 2021 received royal assent in November 2021 and introduces new environmental protection regimes. This includes the creation of the Office for Environmental Protection who will oversee the framework. The Act includes several measures which impact on the planning application process to provide measures to ensure developments result in a net gain in biodiversity. The Act includes the mandatory requirement of 10% net gain for new developments, unless listed within the exemptions, which includes householder applications, self-build and developments below the threshold of impacts. Biodiversity net gain must be evidenced with the use of the statutory metric and associated documents.