

Wheatlands, Shalbourne

Preliminary Ecological Appraisal Survey Report



22nd April 2026

Document Control

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

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

Executive Summary

Purpose of the report

To provide a Preliminary Ecological Appraisal (PEA) of the proposed development site, involving,

- Evaluation of its conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area.
- Assessment of habitat composition on site, derived from a UKHabitat 2.0 survey.
- Assessment of the likelihood of protected, or otherwise notable, species occurring on site.

Context of the development

The proposed development:

- Demolition of cottage, extension and stable buildings and replacing with new large extension.

Methods

The project requirement was to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys, as appropriate. A desk study and a UKHabitat 2.0 survey were carried out.

Key issues

The Site had CONFIRMED brown long-eared bat roosts in the main house, extension and stable block. This was confirmed through eDNA analysis of droppings. The cottage was assessed as having LOW roost potential.

It had MODERATE potential for nesting, foraging and commuting birds in the stable building, suitable hedgerow habitats, trees and vegetation.

There was suitable habitats for reptiles in log piles, hedgerows, scrub habitats and neutral grassland, however since these habitats will not be modified by the development, the Site was assessed as LOW potential.

There was LOW potential for foraging and commuting badgers to pass through Site.

Further surveys required

Three bat emergence surveys for B1 (main house and extension) and B3 (stable block). One bat emergence survey for B2 (cottage). These should take place between the 1st May and 30th August.

Conclusions

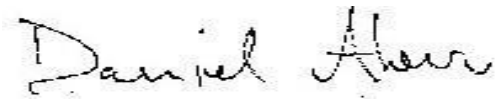
A Biodiversity Net Gain (BNG) should be completed for the project unless this is a householder planning application.

Declaration

I confirm that the information provided in this document is truthful and accurate at the time of completion.

Project manager: Daniel Ahern CEnv MCIEEM FLS

Signature:

A handwritten signature in black ink that reads "Daniel Ahern". The script is cursive and fluid.

Lead ecologist & Report writer: Ashleigh Cairns

Signature:

A handwritten signature in black ink that reads "ACairns". The script is cursive and stylized.

Date: 22nd April 2026

1. Introduction

1.1. Background

- 1.1.1. In July 2025, Daniel Ahern Ecology Ltd was commissioned by Mr & Mrs Dunne to undertake an ecological appraisal of a residential property, its grounds and associated buildings located on Rivar Road to the South of Shalbourne. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.
- 1.1.2. The purpose of this report is to identify key ecological constraints, in order to inform the project planning such that significant ecological impacts are avoided or minimised. It also aims to highlight any further ecological surveys that may be required to inform any future Ecological Impact Assessment (EclA), so that they can be appropriately designed. Finally, the report aims to provide the information required in order to develop appropriate mitigation or compensation measures.

1.2. Site description

- 1.2.1. Wheatlands and its surrounding land, hereafter referred to as 'the Site', measures approximately 2.9ha and is situated on Rivar Road, which runs to the west of the site (approximate OS grid reference: SU 31832 61988), see Figure 1 below.
- 1.2.2. The Site was comprised of a two-storey family home with single storey extension on the east elevation of the building. There were several other buildings on site including a two-storey cottage, a stable block, timber garage, timber shed and timber stables.
There was developed land which included a block paving driveway connecting the main house, cottage, stable block and timber garage, menagerie to the north of the stable block and swimming pool to the east of the main house.
The surrounding habitats included an ornamental garden surrounding the main house on the east, south and west aspects, native hedgerows and lines of trees and a large field of Lolium-Cynosurus neutral grassland to the east of the main house.
Table 1 gives a description of the buildings on Site and Figure 2 shows the layout of buildings on Site.

Table 1. Name and description of the buildings on Site.

Building number	Description
B1 (A)	The main house was a two-storey family home of brick construction with a rendered finish. The roof was hipped with multiple gable dormers and has clay tiles and brick chimney. There was a timber frame roof with plastic lining, fibreglass insulation between joists and some boarding.
B1 (B)	The single-storey extension was on the east elevation of the main house. It was of brick construction with exposed brick on the north and south elevations and rendering on the east. There was a pitched roof with clay tiles with chimney and skylight on the south elevation. The roof had a timber frame with polystyrene insulation between the joists. There was timber boarding along the centre of the void and fibreglass insulation into the eaves.
B2	The cottage was a two-storey brick building with a rendered finish. The roof was hipped with clay tiles and skylights on the north and south elevations. There was a garage on the north side of the building with an eave loft void and loft void above the first-floor room. There was a timber frame roof with plastic lining and fibreglass insulation in both loft voids.
B3	Stable block was a U-shaped of brick construction with a rendered finish. There was a timber frame roof with internal felt lining between the joists. The roof was pitched with clay roof tiles. No roof void present.
B4	Timber construction garage with timber cladding. There was a pitched roof with felt roof sheets. There was a timber frame roof with wooden boarding splitting the garage in two. No roof void present.
B5	Small timber clad shed with pitched roof with felt roof used as pool pump shed.
B6	Timber clad stable located in the field with pitched roof of corrugated cement fibre sheets. No roof void present.

1.2.3. The proposed developments and alterations to the site are as followed:

- Demolition of cottage, extension and stable buildings and replacing with new large extension.

Figure 1. Site location with red line boundary.

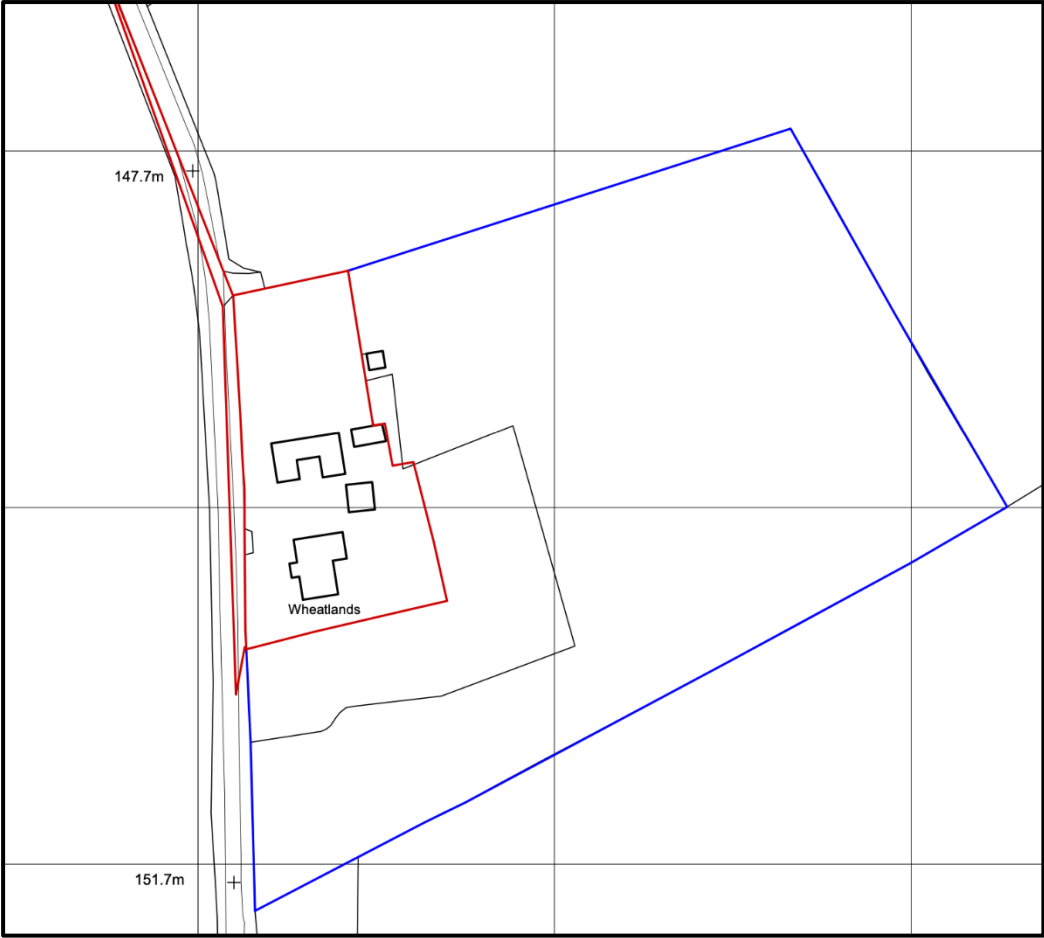
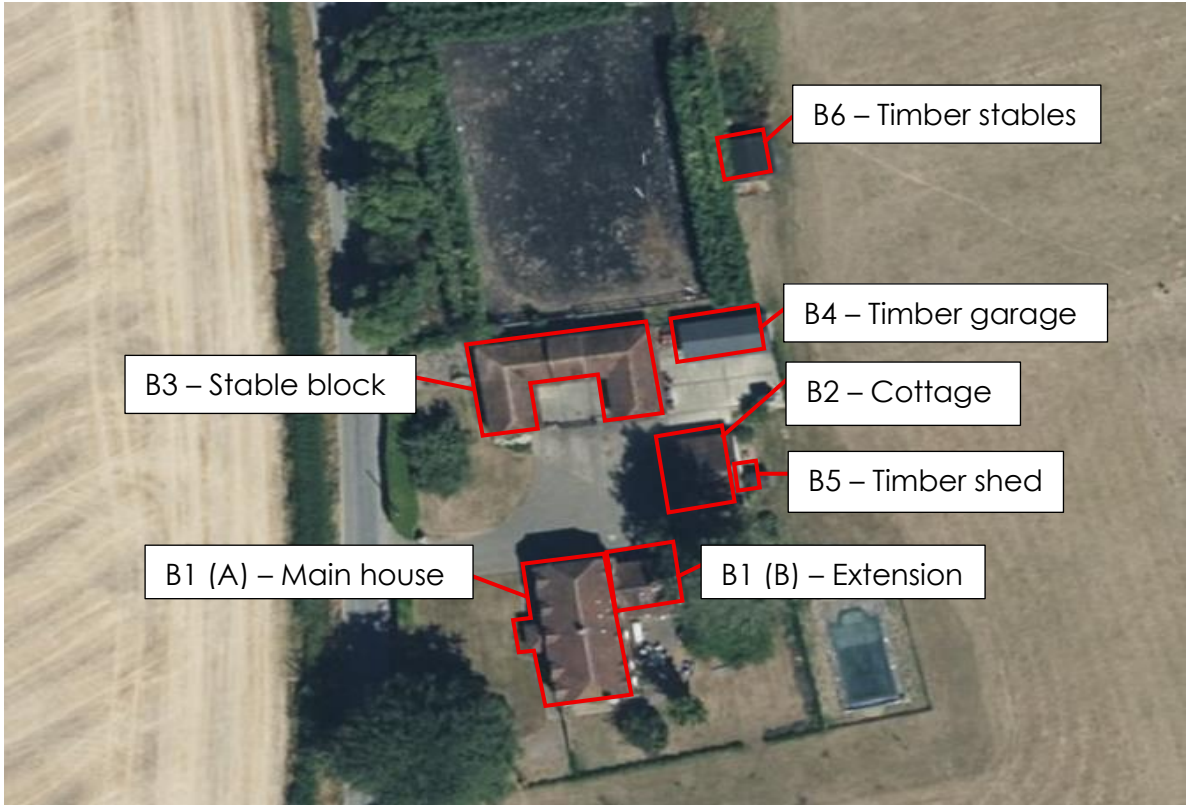


Figure 2. Building identification.



2. Planning & Legislation

2.2. Legislation

The following legislation informed the survey approach and considerations.

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitat and Species Regulations 2010 (as amended).
- Environment Act 2021

2.3. Planning policies

- 2.3.3. This report is prepared with reference to the National Planning Policy Framework 2024.

3. Methods

3.2. Desk study

- 3.2.3. The following publicly accessible websites were searched for relevant ecological information:

- <http://planningguidance.planningportal.gov.uk/>
- <http://jncc.defra.gov.uk/page-1376> (summary of nature conservation legislation)
- www.ukbap.org.uk (archived 2012)
- www.google.com and www.gridreferencefinder.com for aerial photography
- <https://magic.defra.gov.uk/magicmap.aspx>

- 3.2.4. Data relating to statutory & non-statutory sites and all protected species records within 1km of the red line boundary was requested from the Wiltshire and Swindon Biological Records Centre (WSBRC).

3.3. Field survey

- 1.2.3. A UKHab 2.0 habitat survey of the site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

- 3.3.3. The survey was conducted on the 23rd July 2025 by Ashleigh Cairns

- 3.3.4. The weather conditions were good with an average temperature of 20°C.

- 3.3.5. During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that

were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.

- 3.3.6. The presence of any Category 9 invasive non-native plant species was recorded.
- 3.3.7. The results are presented in the standard format with habitat descriptions and a UK Hab 2.0 map (see Figure 4).
- 3.3.8. The site was inspected for direct evidence and habitat suitability for protected and notable species. Particular attention was given to those species listed under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2010 (as amended). This included searching for signs of badger activity and habitats suitable for amphibians, dormice, bats and reptiles.
- 3.3.9. In the event that habitats suitable for protected species are identified, it may be necessary to undertake further seasonal surveys to confirm presence/absence. In the event that no suitable habitats or features are identified, a UK Hab 2.0 survey is sufficient to determine the potential impacts associated with a proposed development.

3.4. Limitations

- 3.4.3. The data provided by the online resources were not exhaustive. It is possible that species and habitats not found in the data search occur within the vicinity of the proposed development site.
- 3.4.4. The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

4. Baseline Ecological conditions

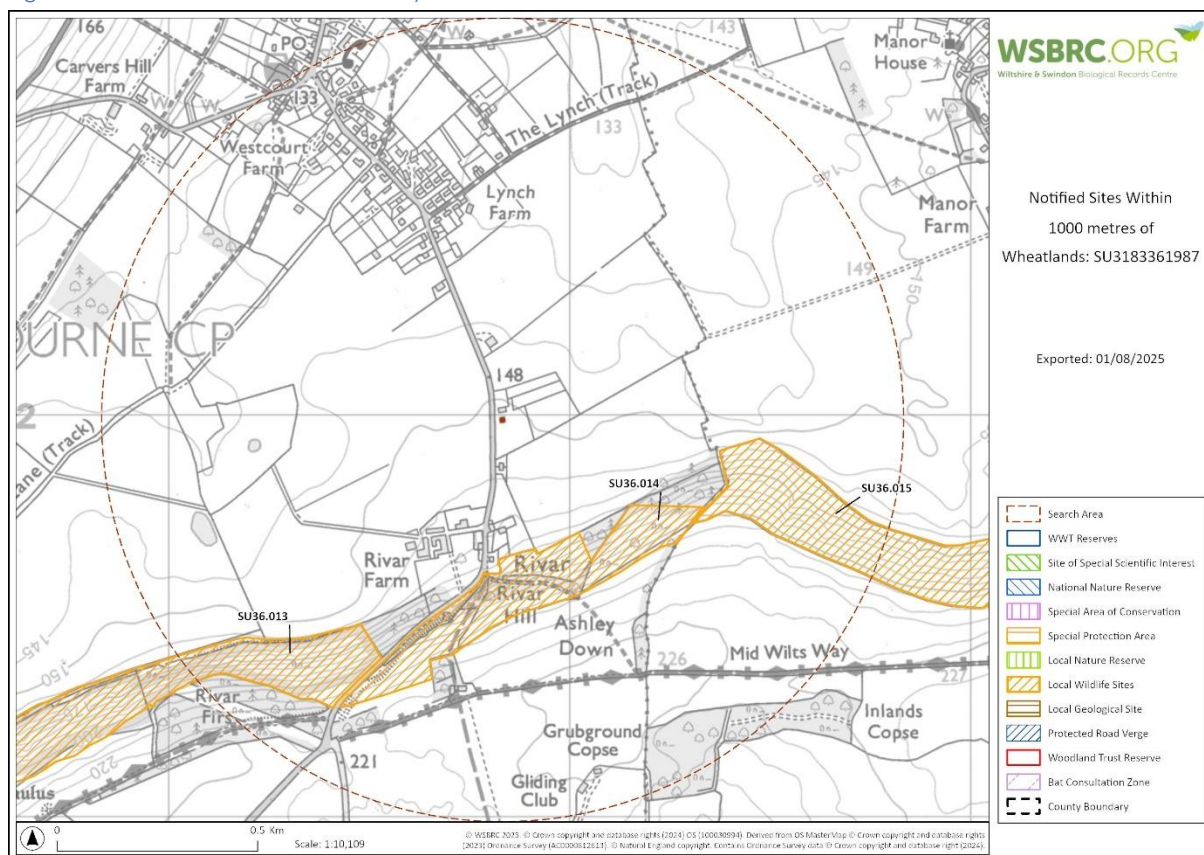
4.2. Desk study

- 4.2.3. The WSBRC data search confirmed that there was no statutory wildlife sites recorded within 1km of the Site.
- 4.2.4. The WSBRC data search confirmed that there were three non-statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 2 and Figure 3 below.

Table 2. The details of the non-statutory wildlife sites within 1km of the Site.

Designation	Name	Area (ha)	Map ID
LWS	Rivar Down	30.31	SU36.013
LWS	Rivar Hill East	14.22	SU36.015
LWS	Rivar Hill West	10.1	SU36.014

Figure 3. The details of the non-statutory wildlife sites within 1km of the Site.



4.2.5. No bat EPSLs have been granted within 1km of the site

4.2.6. Protected species records for the following taxa recorded within 1 km of the Site are set out in Table 3, below.

Table 3. Protected species records within 1km of the Site.

Species name	Number of records
Amphibians	
common frog	1
common toad	1
Birds	
barn owl	4
swift	14
Mammals	
brown long-eared bat	1
brown hare	6
common pipistrelle	1
hedgehog	3
long-eared bat species	1
pipistrelle species	5
unknown bat species	1
whiskered	1
Reptiles	
slow worm	2

4.2. Site survey

4.2.1. Habitat type and areas recorded on and adjacent to the Site are set out in Table 4, below.

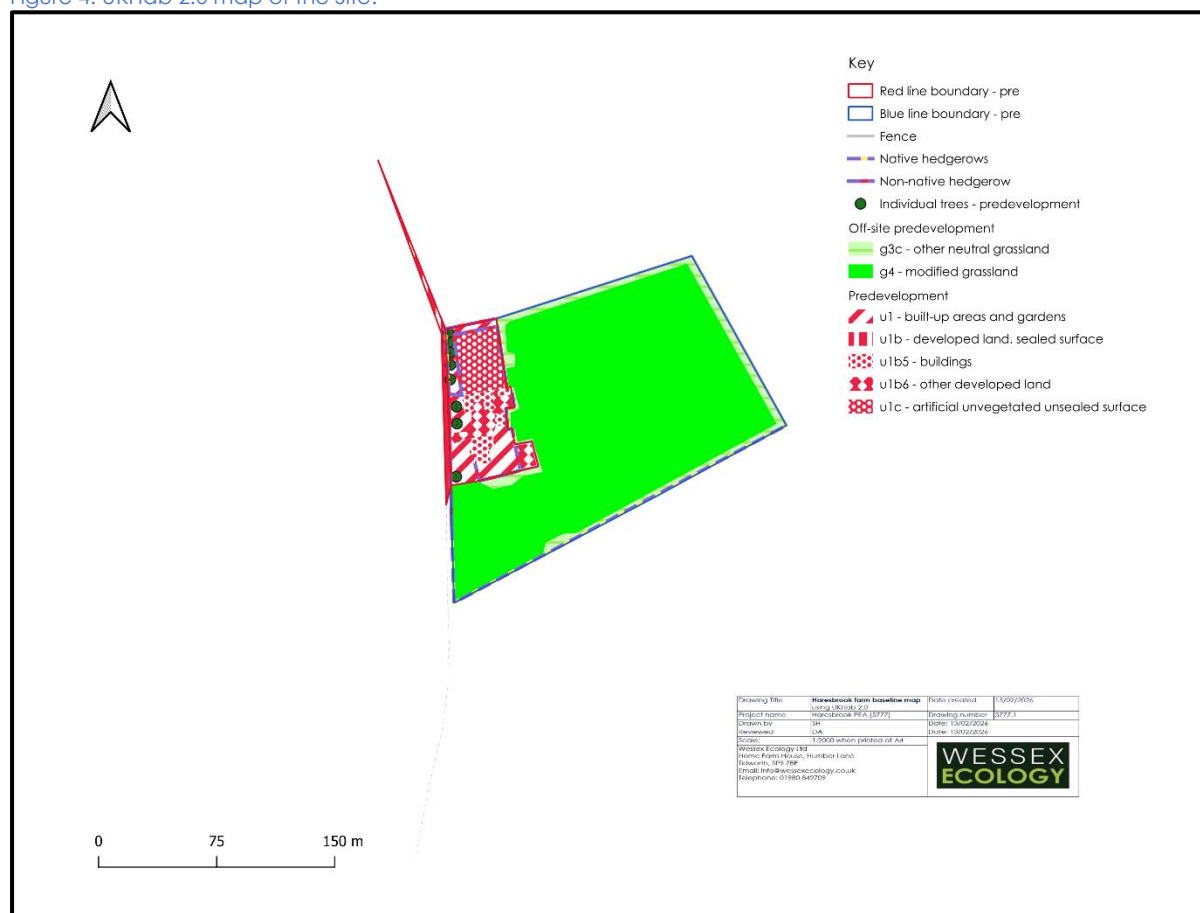
4.2.2. A UKHab 2.0 map of the site is set out in Figure 4 below.

Table 4. UKHab 2.0 types recorded on or adjacent to the Site.

UKHabitat type	Species recorded	Percentage
g3-16 – neutral grassland with tall forbs	Perennial Rye-grass - <i>Lolium perenne</i>	20%
	Common nettle - <i>Urtica dioica</i>	70%
	Common hogweed – <i>Heracleum sphondulium</i>	10%
g3c6 – <i>Lolium-Cynosurus</i> neutral grassland	Perennial Rye-grass - <i>Lolium perenne</i>	40%
	Common bent – <i>Agrostis capillaris</i>	10%
	Crested dogs tail – <i>Cynosurus cristatus</i>	10%
	Oat grass sp	5%
	Soft brome – <i>Bromus hordeaceus</i>	5%
	White clover – <i>Trifolium repens</i>	2.5%
	Forbes:	7.5%
	Yarrow – <i>Achillea millefolium</i>	
	Marsh thistle – <i>Cirsium palustre</i>	
	Common hogweed – <i>Heracleum sphondulium</i>	

	Broad leaved dock – <i>Rumex obtusifolius</i> Buttercup sp	
g4-16 – modified grassland with tall forbs	Rye-grass sp White clover - <i>Trifolium repens</i> Forbes: Common hogweed - <i>Heracleum sphondylium</i> Common dandelion - <i>Taraxacum officinale</i> Broad leaved dock – <i>Rumex obtusifolius</i>	80% 10% 10%
h – heathland and shrub	European black elderberry - <i>Sambucus nigra</i> Dog rose - <i>Rosa canina</i> Common ivy - <i>Hedera helix</i>	80% 10% 10%
h2a – native hedgerow	Common beech – <i>Fagus sylvatica</i> Blackthorn – <i>Prunus spinosa</i> Bramble – <i>Rubus fruticosus</i> Field maple – <i>Acer campestre</i>	60% 10% 10% 20%
h2b – other hedgerows	Conifer sp	100%
u1 – built up areas and gardens	-	-
u1b – developed land, sealed surface	-	-
u1b5 - buildings	-	-
u1b6 – other developed land	-	-
u1c – artificial unvegetated unsealed surface	-	-

Figure 4. UKHab 2.0 map of the Site.



NB: See Figures 3 & 4 in Wheatlands 5951.5 BNG Plan

4.2.3. No category 9 invasive plants were recorded within the survey area.

4.2.4. Table 5 contains details of the potential for protected species and groups to be present.

Table 5. Protected species potential on Site.

Species (group)	Habitat availability	Records	Impact assessment
Amphibians	NEGLIGIBLE	common toad and common frog	No suitable habitat on site. The nearest pond is over 500m west, across a significant linear barrier and open fields.
Badgers	LOW	no	No evidence recorded on or adjacent to the Site. Suitable foraging and commuting habitat through the grassland on Site. However, the grassland should not be affected by the proposed works, therefore there is LOW potential for badger to pass through Site.
Bats	CONFIRMED brown long-	brown long-eared, common pipistrelle, long-eared bat species,	Bat roosts potential; Main house – CONFIRMED

	eared bat roosts MODERATE foraging & commuting	pipistrelle species, unknown bat species and whiskered.	Main house extension – CONFIRMED Stable block – CONFIRMED Cottage – LOW Timber garage – NEGLIGIBLE Timber shed – NEGLIGIBLE Stable in field – NEGLIGIBLE Bat roosts confirmed using eDNA analysis from droppings collected in three buildings stated above. Low number of PRF recorded in cottage. Suitable foraging and commuting habitats along the lines of trees and hedgerows.
Birds	MODERATE nesting, foraging and commuting	barn owl and swift	Suitable nesting and foraging habitats on Site in stable buildings, hedgerows, lines of trees and vegetation on Site.
Dormice	NEGLIGIBLE	no.	Hedgerows onsite do not connect to the wider habitat.
Otter	NEGLIGIBLE	no.	No suitable habitat recorded on Site.
Reptiles	LOW	slow worm	Suitable habitats recorded on Site in the grassland, hedgerows and log piles. However, these areas should not be affected by the proposed works and therefore there is LOW potential for reptiles on Site.
Water vole	NEGLIGIBLE	no.	No suitable habitat recorded on Site.

5. Ecological constraints and opportunities

5.2. Designated nature conservation sites

5.2.3. The WSBRC data search confirmed that there were no statutory and three non-statutory wildlife sites recorded within 1km of the Site. The nearest non-statutory wildlife site, Rivar Hill West, is located approximately 250m to the south of the Site boundary.

5.2.4. It is considered highly unlikely that the proposed development will have a significant negative impact to the conservation status of any of the non-statutory wildlife sites present within 1km of the Site.

5.3. Habitats

- 5.3.3. The proposed development of the Site will result in the modification and loss of existing buildings and developed land and some vegetated garden. These habitats are widespread in the area and as such the impact is assessed to be restricted to Site level.
- 5.3.4. The hedgerows, lines of trees and grassland habitats are not marked for modification or removal.

5.4. Fauna

- 5.4.3. There were CONFIRMED bat roosts in B1 and B3. Droppings were collected and sent for eDNA analysis (Appendix 2). The results showed they were from brown long-eared bats *Plecotus auritus*. Three bat emergence surveys are required for these buildings and should take place between the 1st May and 30th August.
- 5.4.4. Building 2 – cottage was as having LOW bat roost potential. One bat emergence survey is required which should take place between the 1st May and 30th August.
- 5.4.5. There should be no additional external lighting to ensure that there is no change to the ambient night time light levels as a result of the proposed development.
- 5.4.6. There was MODERATE potential for nesting birds in the stable buildings, vegetation, trees and hedgerows. Care should be taken when removing areas of vegetation and the stable buildings and should happen outside of bird nesting season (October-February).
- 5.4.7. A nesting bird check by a suitably qualified ecologist should take place prior to demolishing the stable block if it is within nesting bird season. Should it become necessary to remove vegetation within bird nesting season, an Ecological Clerk of Works (ECoW) is required and a staged process to vegetation should be employed.
- 5.4.8. There was suitable habitats on and surrounding the Site for badger and reptiles. However, these habitats are not marked for removal or modification therefore there was LOW potential for them to pass through Site.
- 5.4.9. Any ground excavation works should be fenced off at the end of the work day with Herris fencing to prevent access to terrestrial mammals. Any excavation works should include a ramp to installed as an exit route for any animals that may fall in.

- 5.4.10. If any protected species are found during construction, works should stop immediately and a suitably qualified ecologist should be contacted.

5.5. Requirements

Habitat enhancement measures:

- Due to the presence of brown long-eared bats roosting in the stables, extension and main house; one bat loft will be constructed in the roof void of the main house. The bat loft will be lined with OSB board, the roof cladding will be lined with Type 1F around the location of the loft. Access to the loft will be through four bat tiles. The loft will measure a minimum of H: 1.8M, W: 3.5M, L: 4M.
- One Harlech bat box - https://www.arkwildlife.co.uk/products/harlech-woodstone-bat-box?variant=44984449269977&country=GB&gad_source=1&gad_campaignid=17182013905&gclid=CjwKCAjwnZfPBhAGEiwAzg-VzLAW8kczObeVsJyvaUOPwJtrSBRrqD4PRp5iLiRWxlIJW5VvEXfEmRoCl2oQAvD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- One Ibstock bat brick (or similar) - <https://www.ibstock.co.uk/product/ecohabitats/bat-box> Installed on post-development structure at a height of at least 3m, under the eaves and in direct sunlight.
- One [Woodstone bird box](#) - Installed at a height of at least 3m above the ground on a west facing building elevation.
- One hedgehog house - <https://www.arkwildlife.co.uk/products/schwegler-hedgehog-dome> will be installed in the garden of the property EITHER under a hedge to the rear of the property OR under a brash pile to the rear of the house.
- One insect block - https://www.arkwildlife.co.uk/products/woodstone-insect-block-yellow?variant=55206124913018&country=GB&gad_source=1&gad_campaignid=17182013905&gclid=CjwKCAjwnZfPBhAGEiwAzg-VzLrAsqS1nnVAlsnTJ8O3tp94zRdnKK9rOktlVighDsFEn_cnsgkXNhoC1-kQAvD_BwE Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

6. References

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- Rose, F. (1989) *Colour Identification Guide to the Grasses, Sedges, Rushes and Ferns of the British Isles and North Western Europe*; Viking
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7. Appendices

APPENDIX 1

Photo 1 – external view of B1, main house west elevation



Photo 2 – Internal view of loft void in B1, main house



Photo 3 – external view of B1, extension to the east of the main house



Photo 4 – Internal view of loft void in B1, extension



Photo 5 – external view of B2, cottage west elevation



Photo 6 – Internal view of loft void in B2, cottage



Photo 7 – internal view of B2 eave loft void above garage



Photo 8 – external view of B3, stable block facing north



Photo 9 – internal view of B3, stable block east aspect



Photo 10 – external view of B4, timber garage



Photo 11 – internal view of B4, timber garage used for storage



Photo 12 – external view of B5, timber shed to the east of B2



Photo 13 – internal view of B5, timber shed to the east of B2



Photo 14 – external view of B6, timber stable



Photo 15 – internal view of B6, timber stable



Photo 16 – grassland field to the east of B1



Photo 17 – menagerie and fir hedge, north of B3



Photo 18 – ornamental garden surrounding B1



APPENDIX 2

Biological Sample Analysis

Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

Results

Lab ID	Site Name	OS Reference	Sample Type	Species Name	Match(%)
B5231	5637 - 1	SU31 8619	Bat Dropping	Brown long-eared bat (Plecotus auritus)	100.00
Genetic Sequence TTCGGGACTGAATTGGTGCCACTAATAATTGGAGCCCCTGATATAGCTTTTCCCCGAATAAATAACATAAGCTTCT GACTGCTTCCCCCATCTTTTCTACTACTTTTAGCTTCGTCTGCAGTAGAGGCTGGAGCAGGTACCGTTGAACAGT CTATCCTCTTTAGCGGGAAACCTAGCACA					
B5232	5637 - 2	SU31 8619	Bat Dropping	Brown long-eared bat (Plecotus auritus)	100.00
Genetic Sequence TCGGGAGGCTTCGGGAACCTGATTGGTGCCACTAATAATTGGAGCCCCTGATATAGCTTTTCCCCGAATAAATAACA TAAGCTTCTGACTGCTTCCCCCATCTTTTCTACTACTTTTAGCTTCGTCTGCAGTAGAGGCTGGAGCAGGTACCGGT TGAACAGTCTATCCTCTTTAGCGGGAAACCTAGCACA					
B5233	5637 - 3	SU31 8619	Bat Dropping	Brown long-eared bat (Plecotus auritus)	100.00
Genetic Sequence ACTATCATAATCGGANNNTTCGGGACTGATTGGTGCCACTAATAATTGGAGCANNCTGATATAGCTTTTCCCCGAA TAAATAACATAAGCTTCTGACTGCTTCCCCCATCTTTTCTACTACTTTTAGCTTCGTCTGCAGTAGAGGCTGGAGCA GGTACCGGTTGAACAGTCTATCCTCTTTAGCGGGAAACCTAGCACACGCAGGAGAGACGAAGCT					

Matters affecting result: none
Reported by: Lauryn Jewkes

Approved by: Lauryn Jewkes