

PRELIMINARY ROOST ASSESSMENT
OF
38 BROAD STONES, MONKTON FARLEIGH



Abricon Ltd
1 Lyons Court
Long Ashton Business Park
Yanley Lane
Long Ashton
Bristol
BS41 9LB
United Kingdom
Telephone: +44 (0)1275 391297
Website: www.abricon.com

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The material and data in this report were prepared under the supervision and direction of the undersigned.

	Name	Position
Prepared by	Harry Wollacott	Assistant Ecologist
Reviewed by	Helen Saunders MCIEEM	Principal Ecologist
Checked and approved by	Jana Prapotnikova MCIEEM	Principal Ecologist/Director

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VALIDITY

Due to the dynamic nature of ecological conditions, the results of the survey(s) and related conclusions and recommendations as contained within this report should only be considered valid for up to 12 months from the date the last survey was undertaken.

Any alterations to the site proposals may invalidate the recommendations contained within this report.

Non-Technical Summary

Abricon Ltd. was commissioned by Sophie Bell-Syer to undertake a Preliminary Roost Assessment (PRA) in respect of bats and nesting birds to establish the likely impacts of the proposed development at 38 Broad Stones, Monkton Farleigh, Bradford-on-Avon, BA15 2QA.

The site comprises a residential dwelling, a detached garage and a wooden shed, along with associated parking areas and front and rear gardens.

The proposals include the construction of a single-storey ground floor extension which will link the existing dwelling and existing detached garage to provide additional living space. Further works include internal renovations and installation of new windows and doors to the main house.

The PRA survey was undertaken in April 2026 and identified three structures with varying potential to support protected species:

B1

A low number of Potential Roosting Features (PRF) for roosting bats (the loft, gaps under lead flashing and gaps under dormer roof tiles) were identified. No evidence of roosting bats or nesting birds was identified. Overall, B1 was assessed as having 'low' potential to support roosting bats. Due to the scope of the works, no direct impact to roosting bats is anticipated.

No nests were identified. However, the building was identified to have potential to support nesting birds (under the eaves/soffits/dormer roof tiles). Although no nests were identified, birds are highly mobile species and could establish new nests prior to works commencing. Therefore, further action is needed.

B2

No evidence of roosting bats or nesting birds was identified.

The building was assessed as having 'negligible' potential to support roosting bats. However, the building did have potential to support nesting birds on the flat roof. Although no nests were identified, birds are highly mobile species and could establish new nests prior to works commencing. Therefore, further action is needed.

B3

No evidence of roosting bats or nesting birds was identified. The building was assessed as having 'negligible' potential to support roosting bats and nesting birds. Therefore, no further action is needed.

The site is located within the 2000m lesser horseshoe buffer and the greater horseshoe 4000m protection buffer of the Bradford on Avon Bat SAC. The development will result in an increase in the amount of onsite glazing, as such further action is needed to mitigate for impacts to the SAC and foraging and commuting bats.

Details of these required actions are summarised in the table below:

Ecological Considerations	Phase	Action(s) Required
Bats	Design stage	Artificial lighting (if proposed) designed sensitively to minimise impacts of artificial lighting on offsite habitats of importance to foraging/commuting bats.
	Prior to planning determination	If any bats or evidence of bats are found during the development, all work should immediately cease, and a licenced bat worker contacted for further advice. It will be necessary to inform Natural England (NE) and it may be necessary to obtain NE development licence.
Birds	Demolition/construction	Works to the roof of B2 and the window replacement on the second floor of B1 should be timed to take place

		outside of the nesting bird season. If this is not possible then a nesting bird check prior to works affecting the roof will be required. The breeding season is influenced by the climatic conditions of a given year but is generally taken to be between March and August.
Ecological Enhancements	Construction and design stage	Ecological enhancements should be included within new developments. See Appendix D for further information.

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1 Introduction

1.1 Survey Background, Aims & Objectives

- 1.1.1 Abricon Ltd. was commissioned by Sophie Bell-Syer to undertake a Preliminary Roost Assessment (PRA) in respect of bats and nesting birds to establish the likely impacts of the proposed development at 38 Broad Stone, Monkton Farleigh, Bradford-on-Avon, BA15 2QA.
- 1.1.2 The aim of the survey was to identify whether the site has evidence of, or potential for, bats and/or nesting birds to be present. The survey results have informed recommendations for mitigation and/or further survey work, as appropriate.

1.2 Site Location and Description

- 1.2.1 The site comprises a residential dwelling, a detached garage and a wooden shed, along with associated parking areas and front and rear gardens, located in Monkton Farleigh, Bradford-on-Avon, Somerset. The site is centred at National Grid Reference ST 80389 65042.
- 1.2.2 To the north, west and east, the site is bordered by low density residential properties with gardens containing scattered trees and hedgerows. The south of the site is adjacent to agricultural hedgerow lined fields. The Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and Brown's Folly woodland Site of Special Scientific Interest (SSSI) are both present approximately 950m west of the site.
- 1.2.3 The wider landscape is comprised largely of agricultural fields lined by hedgerows and areas of woodland.



Figure 1 - Location of site – accessed 22/04/2026

Imagery ©2026 Google

1.3 Proposed Development

- 1.3.1 The proposals include the construction of a single-storey ground floor extension which will link the existing dwelling and existing detached garage to provide additional living space.

Further works include internal renovations and installation of new windows and doors to the main house.

1.3.2 Proposed plans are included in Appendix C.

2 Methodology

2.1 Desk Study

- 2.1.1 A desk study of existing ecological records for the site and surrounding land was conducted in April 2026.
- 2.1.2 Only records from the past ten years (since 2016) were considered within this report, to ensure that the ecological baseline of the site and the surrounding area was established from up-to-date information.
- 2.1.3 Statutory designated sites within 2km of the development site were obtained from the UK Multi-Agency Geographic Information for the Countryside website (MAGIC). Data was used in conjunction with an assessment of site plans and aerial photographs.

Table 1 – Consultees for the desk study

Consultee	Information Provided
MAGIC website	Statutory sites for nature conservation and European Protected Species (EPS) licence return data
Natural England	Designated site citations
Google Maps	Aerial photography of the site and surrounding area

2.2 Daytime Bat Walkover and Preliminary Roost Assessment

- 2.2.1 The appraisal conducted on 13th April 2026 by Summer Keeble-Carter BSc (Hons), acting as an accredited agent under Jana Prapotnikova (NE Class 2 License holder) and Harry Wollacott BSc (Hons) included a Daytime Bat Walkover (DBW) assessment of the habitats and Preliminary Bat Roost Assessment (PBRA) of the buildings on-site, undertaken in accordance with *“Bat Surveys for Professional Ecologists - Good Practice Guidelines 4th Edition”* (Collins, 2023).
- 2.2.2 The assessment was conducted to identify any evidence of use by bats and nesting birds and to determine whether further surveys would be required.
- 2.2.3 To assist in a thorough search for bats the following equipment was used:
- Binoculars;
 - Torch;
 - Digital camera;
 - Ladder

Bats

- 2.2.4 Signs of bats searched for included:
- Bats (alive or dead);
 - Droppings;
 - Staining;
 - Feeding signs;
 - Smell;
 - Social calling.

Birds

- 2.2.5 Signs of nesting birds searched for include:
- Birds (alive or dead);
 - Nests (current or disused);

- Droppings;
- Feeding signs;
- Eggs.

2.3 Personnel

- 2.3.1 Harry Wollacott BSc (Hons) began working in consultancy in June 2023. He holds a BSc in related subjects and is a qualifying member of CIEEM. His primary experience consists of Ecological Clerk of Works, analysis of survey data and assisting with Preliminary Ecological Appraisals, Biodiversity Net Gain assessments, Preliminary Roost Inspections, protected species surveys and report writing. Harry has completed the Certificate of Bat Acoustics Analysis.
- 2.3.2 Summer Keeble-Carter BSc (Hons) has been working in environmental consultancy since 2021. Her primary experience comprises of Preliminary Ecological Appraisal, Ecological Impact Assessment, Biodiversity Net Gain Habitat Mapping, Condition Assessment and Metric Calculations, protected species surveys, completion of bat emergence/re-entry and activity surveys and analysis of bat sound files. Summer has completed the 16-week CIEEM Skills Bootcamp in Biodiversity Net Gain, is an accredited River Condition assessor for BNG, holds Natural England Class 1 licences for Dormouse and Great Crested Newt and a Natural Resources Wales Survey Licence for Dormouse.
- 2.3.3 Helen Saunders BSc (Hons), PGDip, MCIEEM has worked in ecological consultancy since 2012 and is an experienced project manager and environmental survey coordinator, including for major infrastructure projects. She is a full member of CIEEM and skilled in undertaking various ecological surveys including Preliminary Ecological Appraisal, Ecological Impact Assessment, protected species surveys and habitat condition assessment for Biodiversity Net Gain. Helen holds Natural England Class 1 licences for bats and great crested newts and is an accredited River Condition assessor for BNG. She also works as a County Ecologist providing advice on wildlife legislation and commenting on ecological matters regarding planning applications on behalf of local planning authorities.
- 2.3.4 Jana Prapotnikova has worked in consultancy sector since 2006 with a focus on mammalian ecology, particularly bats and badgers. Jana runs Abricon's Ecology Department as well as being involved in project delivery. She has managed various ecological projects and has expertise in a range of ecological survey techniques including Phase 1 habitat assessments and a variety of protected species surveys (e.g. the aforementioned mammal species as well as reptiles and great crested newt). Jana also devises ecological mitigation schemes for a variety of protected species. She is well versed in producing preliminary ecological appraisals, BREEAM/CSH Ecology Assessments, protected species licences, Ecological Impact Assessments (EclA), Construction Environmental Management plans, Biodiversity Enhancement Schemes and Ecological Design Strategies. Jana holds Natural England and Natural Resources Wales Class 2 licence for bats as well as Natural England Class and Natural Resources Wales Class 1 licence for great crested newt. She is also a Registered Consultant of the Bat Low Impact Class Licence (BLIC) and holds NE Bat Earned Recognition Accreditation (BER – Level 2). Jana is a full member of Chartered Institute of Ecology and Environmental Management (MCIEEM).

2.4 Limitations

General Ecological Constraints

- 2.4.1 This survey only offers a “snapshot” of the site conditions and takes no account of seasonal differences, or of any species which may take up residence subsequently.

Site Specific Constraints

- 2.4.2 No site-specific constraints were encountered during the site survey, with all areas of the site accessible and visible.

3 Results

3.1 Desk Study

Statutory Designated Sites for Nature Conservation

- 3.1.1 There are three statutory designated sites for nature conservation identified within a 2km radius of the site boundary, which are detailed in table 2 below.
- 3.1.2 The site is located within SSSI Impact Risk Zones (IRZ) of statutory designated sites, however; the development does not fall into any of the at-risk categories where the Local Planning Authority should consult with Natural England on the proposed development.
- 3.1.3 The site falls within the 2000m lesser horseshoe and 4000m greater horseshoe consultation zone of the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) designated for greater horseshoe bats *Rhinolophus ferrumequinum*, Bechstein's bats *Myotis bechsteinii* and lesser horseshoe bats *Rhinolophus hipposideros*.

Table 2 – statutory Designated Sites within 2km

Site Name	Designation	Reason for Designation	Approximate Distance from the Site
Bath and Bradford on Avon Bat SAC	Special Areas of Conservation (SAC)	Designated for its importance to internationally rare bat species	0.95km to the West
The Brown's Folly woodland	Site of Special Scientific Interest (SSSI)	9.6ha of broadleaved woodland designated for its significance in supporting rare bat species.	0.95km to the West
The Inwood, Warleigh	Site of Special Scientific Interest (SSSI)	56ha of broadleaved woodland due to the presence of ancient woodland	1.1km to the south

EPS Licenses

- 3.1.4 The records search for permitted bat mitigation licenses returned four records from within 2km of the site detailed in Table 3 below. Only licenses the past 10 yrs were included within the assessment.

Table 3 – EPS Licenses within 2km

EPS Number	Species	Breeding Site Y/N	Licence start/end date	Distance from site
2018-36258-EPS-MIT-2	Brown long-eared (<i>Plecotus auritus</i>), Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Lesser horseshoe bat (<i>Rhinolophus hipposideros</i>) and Whiskered bat (<i>Myotis mystacinus</i>)	N	2020-2032	1.35km south
2018-36258-EPS-MIT-1	Brown long-eared, Common pipistrelle, Lesser horseshoe bat and Whiskered bat	N	2018- 2028	1.35km south
2018-36258-EPS-MIT	Brown long-eared, Common pipistrelle, Lesser horseshoe bat and Whiskered bat	N	2018-2018	1.35km south
2017-32520-EPS-MIT-1	Lesser horseshoe bat	Y	2020-2028	1.75km southwest

3.2 Field Survey

Preliminary Roost Assessment

Building Description

B1

- 3.2.1 The building comprised a two storey, detached dwelling with an open gable roof. The south elevation of the building contained two storey dormer extension.
- 3.2.2 The roof comprised single Roman clay tiles, which appeared to be in good condition on both the north and south facing elevations. Many of the tiles were covered with a thick layer of moss. The ridge tiles of the main building were in good condition with no gaps or cracks noted. One gap was noted under the lead flashing of the western gable ends. Gaps were also present on the west elevation, with a large gap under the tiles and smaller gaps present under the lifted lead flashing.
- 3.2.3 The roof contained two chimneys, one on the north facing pitch of the roof (C1, Figure 2) and the other at the apex adjacent to the eastern gable (C2, Figure 2). The lead flashing around C1 was lifted around the base, whereas the lead flashing on C2 was flush all around.
- 3.2.4 The soffits around the building generally appeared very well fitted to the exterior stone façade, with only occasional small gaps noted. No gaps or cracks were noted in the exterior stone façade, and the windows and doors were all glazed and well fitted within their frames, leaving no gaps leading into the interior of the building.
- 3.2.5 Internally, there was one large loft space above the whole building. Which measured ~2m in height, lined by bitumen felt and supported by wooden beams. The lining contained small tears and gaps near the western gable end of the building where the adjoining dormer extension was present.

B2

- 3.2.6 The building comprised a single storey garage, with a flat roof. The roof exterior was covered by a bitumen felt which was in good condition. Internally, the garage roof was constructed with wooden beams and wooden boarding as a liner for the roof.
- 3.2.7 A large window was present on the eastern and northern elevation, leaving the garage fully illuminated during the day.

B3

- 3.2.8 B3 was a small wood panelled garden shed, with a bitumen felt roof. The shed was in poor condition, with multiple gaps allowing sunlight into the internal space.



Figure 2 – Building Location Plan – accessed 06/05/2026

Imagery ©2026 Google

Bat Inspection

B1

3.2.9 B1 had low number of features present on the exterior of the building that were considered to be suitable for use by bats for roosting. The roosting features identified across the building are included below:

- Raised lead flashing on C1
- Lifted lead flashing and tiles at the apex of the western elevation
- Internal loft space - accessible via gaps under lead flashing and tears in bitumen lining on the southwest corner of the house

3.2.10 No evidence of individuals or droppings were identified within the internal loft space.

B2

3.2.11 B2 did not contain any features suitable for roosting bats, additionally the interior of the building is light during the daytime from the large windows.

3.2.12 No evidence of individuals or droppings was identified within the building.

B3

3.2.13 B3 did not contain any features suitable for roosting bats.

3.2.14 No evidence of individuals or droppings was identified within the shed.

Habitats

3.2.15 The onsite garden provides suitable habitat for foraging and commuting bats. The mature adjoining gardens and proximity to arable land also creates a commuting link between the site and other habitats of value for bats. However, the road just south of the site within the Broad Stones cul-de-sac contains streetlights which would contribute to a fairly well-lit

surrounding environment. This may impact the use of the site by particularly light adverse species of bat.

- 3.2.16 A hedgerow lined field is present a few meters south of the property boundary, with residential dwellings and connected gardens to the north, east and west.

Evaluation

Buildings

B1

- 3.2.17 No evidence of bats was identified during the PRA. However, there is a small number of features present on the building that have potential to support roosting bats. Therefore, the building has been considered to offer 'low' potential to support roosting bats, in line with the Bat Conservation Trust's (BCT) guidelines (Collins, 2023).

B2

- 3.2.18 No evidence of bats was identified during the PRA. No obvious features were present on the building that could support roosting bats. Furthermore, the interior of the building was illuminated during the day due to the presence of large windows on the eastern elevation, making it unsuitable for day-roosting bats. Therefore, the building has been considered to offer 'negligible' potential to support roosting bats, in line with the Bat Conservation Trust's (BCT) guidelines (Collins, 2023).

B3

- 3.2.19 No evidence of bats was identified during the PRA. No obvious features were present on the building that could have potential to support roosting bats. Therefore, the building has been considered to offer 'negligible' potential to support roosting bats, in line with the Bat Conservation Trust's (BCT) guidelines (Collins, 2023).

Habitats

- 3.2.20 Despite the streetlights within the cul-de-sac, the site has been assessed as having 'moderate' suitability for commuting and foraging bats due to the presence of linked back gardens and hedgerow lined agricultural fields to the south. This is likely to provide connectivity to the higher quality surrounding habitats - woodlands and grasslands - within the wider landscape.

3.3 Nesting Birds

3.3.1 B1

- 3.3.2 Bird activity was noted on and around the residence (starlings perching on top of the roof and dunnocks seen foraging within the garden), however no evidence of nesting was identified within or in close proximity to the buildings onsite. B1 provides limited opportunities for nesting birds under the eaves and soffits of the roof, for species like house martins *Delichon urbicum*.

- 3.3.3 The larger gaps under the tiles on the western elevation of the dormer could allow access for species like house sparrow *Passer domesticus*; evidence of use by birds was present in the form of small areas of bird droppings which were located near these access points within the internal loft space.

B2

No evidence of nesting birds was seen on the structure. However, the flat roof of the building provides potential opportunities for species, such as feral pigeon *Columba livia*.

B3

- 3.3.4 No evidence of nesting birds was identified within/on the shed. No opportunities for nesting birds were present within the structure, as the roof is steep and the interior is inaccessible to nesting birds.

Evaluation

B1

- 3.3.5 No evidence of current nesting by birds was noted during the survey; the building has been assessed as having low potential to support nesting birds due to the limited number of potential nesting locations for birds.

B2

- 3.3.6 No evidence of current nesting birds was noted during the survey; the building has been assessed as having low potential to support ledge nesting species.

B3

- 3.3.7 No evidence of current nesting birds was noted during the survey, the building has been assessed as having negligible potential to support nesting birds as the roof is too steep for nesting and the interior was inaccessible.

3.4 Other Protected Species

- 3.4.1 There were no indications during the building inspection that any other protected/priority species may be using the building.

4 Assessment of Impacts

4.1 Statutory Designated Sites for Nature Conservation

- 4.1.1 Browns Folly SSSI and Inwood Warleigh SSSI both lie ~1km from the site boundary. Due to the distance from the site and small scale of the works, it is anticipated that the proposed development would not impact directly or indirectly on statutory designated sites for nature conservation. The impacts of the development are assessed to be minor, with impacts to the features of the designated sites being avoided.
- 4.1.2 The site falls within the 2000m lesser horseshoe and 4000m greater horseshoe buffer of the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC). See below in Section 4.2 for assessment of specific impacts on the Bath and Bradford on Avon Bats SAC.

4.2 Bats

- 4.2.1 All bat species within the UK are protected by national and international legislation.

Roosting Bats

- 4.2.2 The proposal includes internal alterations, replacement windows and doors as well as a single storey extension between the west elevation of the B1 and the south elevation of B2.

B1

- 4.2.3 The works to replace the windows and doors are located away from the existing PRFs on the roof. Therefore, the works will not result in any loss of roosts or direct impacts to roosting bats.
- 4.2.4 If the scope of the works changes to affect the roof i.e. roofing repairs, then there is the potential to impact roosting bats during construction. In this case, further surveys would be required to assess the extent of the impact and any appropriate mitigation required.

B2 and B3

- 4.2.5 B2 and B3 were assessed as having negligible potential to support roosting bats, as a result no impacts are anticipated from the proposed works and no further surveys are deemed necessary.

Foraging/Commuting Bats

Habitat Loss

- 4.2.6 The proposed extensions will be contained within the existing areas of hardstanding driveway and paving around the dwelling, all the suitable foraging and commuting habitat present around the site will be retained post development. Overall, there will be no habitat loss. Therefore, impacts will be restricted to any potential changes in the lighting onsite.

Lighting

- 4.2.7 The site is already subject to elevated light levels from street lighting on the south of the site and the neighbouring residences surrounding the garden.
- 4.2.8 It is understood that the development will result in an increase in the amount of glazed areas on site. The windows on the east elevation of the new extension will result in an increase in light spill onto areas of patio and a small area of the lawn within the garden. However, both of these habitats are already subject to light spill from B1, B2 and the neighbouring houses.
- 4.2.9 The proposed single storey extension includes skylights. This additional glazing can result in increased vertical light spill on site. However, ambient light levels onsite are already elevated due to the presence of street lighting and light spill from the surrounding residential properties. The closest PRF on B1 is located approximately 5m from the skylights on the west elevation, the remaining PRFs on B1 are positioned away from the skylights (on the north and south facing roof elevations), therefore, if bats were roosting within the roof of B1, the increased light spill from the skylights would not restrict them from roosting as other access points remain unaffected. Furthermore, internal light spill from standard-sized

windows typically results in less than a 0.5 lux increase within 3–4m of the glazing. Therefore, negligible impacts from internal light spill are anticipated.

- 4.2.10 Current plans do not show any additional external lighting will be added as part of proposals, as a result no impacts from external lighting are anticipated.

4.3 Birds

- 4.3.1 All bird species within the UK are protected whilst nesting. No evidence of nesting birds was noted during the survey, however, birds are highly mobile species and could establish new nests prior to works commencing.
- 4.3.2 If the window replacement around the eaves of B1 and works affecting the roof of B2 are to be conducted during the nesting season (typically between March and August), they would have the potential to result in the disturbance of individual birds and the destruction of active nests; both of which would constitute a contravention of the Wildlife and Countryside Act 1981 (as amended).
- 4.3.3 Mitigation, including sensitive timing of works and a pre-works nesting bird check will avoid impacts to nesting birds during the works.

5 Recommendations

5.1 Further Actions

- 5.1.1 The initial site survey highlighted the potential need for further actions with regards to bats and nesting birds. The table below provides a summary of the works required, whilst details are provided in the following paragraphs.

Table 4 - Table of Further Actions

Ecological Considerations	Phase	Action(s) Required
Bats	Design stage	Artificial lighting (if proposed) designed sensitively to minimise impacts of artificial lighting on offsite habitats of importance to foraging/commuting bats.
	Prior to planning determination	If any bats or evidence of bats are found during the development, all work should immediately cease, and a licenced bat worker contacted for further advice. It will be necessary to inform Natural England (NE) and it may be necessary to obtain NE development licence.
Birds	Demolition/construction	The window replacement works on the second floor of B1 and works to the flat roof of B2 should be undertaken outside of the breeding bird season (the breeding season is influenced by the climatic conditions of a given year but is generally taken to be between March and August). If this is not possible then a nesting bird check prior to works affecting the roof will be required. Works to the roof of B2 and the window replacement on the second floor of B1 should be timed to take place outside of the nesting bird season. If this is not possible then a nesting bird check prior to works affecting the roof will be required. The breeding season is influenced by the climatic conditions of a given year but is generally taken to be between March and August.
Ecological enhancements	Construction and design stage	Ecological enhancements should be included within new developments. See Appendix D for further information.

5.2 Bats

Roosting Bats

- 5.2.1 It is considered unlikely that bats will be encountered and/or affected by the works for the proposed development.
- 5.2.2 If any bats or evidence of bats are found during the development, all work should immediately cease, and a licensed bat worker contacted for further advice. It will be necessary to inform Natural England (NE) and it may be necessary to obtain NE development licence. Development will not be allowed to recommence until authorised by NE.

Lighting

5.2.3 If new external lighting is proposed to be added, a sensitive lighting strategy will need to be prepared with the aim to either reduce or ensure that lighting levels affecting the existing bat roost and/or habitats of value like the nearby tree lines located around the boundaries of the site are not illuminated at all. All lighting should be designed in line with the Bat Conservation Trust and Institute of Lighting Professional's '*Bats and artificial lighting at night*' (BCT & ILP, GN8, 2023). Although the development is understood to have minor increases in lighting, controlling lighting onsite is particularly important as the site is located within the Bath and Bradford on Avon Bat SAC, which is designated for species of bat that are known to be relatively light intolerant species. The following are examples of good practise guidelines:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used;
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white light source (2700 Kelvin or lower) should be used to reduce blue light;
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards;
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01;
- 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 a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate;
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues;
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.
- Buildings, walls and hard landscaping may be sited and designed so as to block light spill from reaching habitats and features.

5.3 Birds

- 5.3.1 The window replacement on the second floor of B1 and works to the flat roof of B2 should be undertaken outside of the breeding bird season (the breeding season is influenced by the climatic conditions of a given year but is generally taken to be between March and August).
- 5.3.2 If this is not possible then any works affecting habitat suitable for bird nesting should be checked within 48 hours of works commencing, and if birds are found to be nesting, a suitably qualified ecologist should be contacted for further advice.

5.4 Enhancements and Planning Policy

- 5.4.1 Enhancement features for wildlife should be included in the proposed development to meet the recommendations contained within the National Planning Policy Framework (NPPF) 2025.

- 5.4.2 It is recommended that one bat box (Harlech Woodstone or similar) is added as high as possible, away from windows on the western elevation of B1.
- 5.4.3 It is recommended that one bird box (Woodstone nest box or similar) is added as high as possible, away from windows on the eastern elevation of B1.
- 5.4.4 See Appendix D – Enhancement Plan for further information on suggested locations.

References

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Appendix A – Wildlife Legislation & Policy

Bats

In the UK, all bat species are fully protected under The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019 and the Wildlife and Countryside Act 1981 (as amended). It is illegal to kill, injure, disturb, capture, possess or trade bats (or parts thereof); disturb bats whilst in a place of shelter or rest; or damage, destroy or obstruct access to a breeding site or resting place whether bats are present or not.

Operations which may affect bats may require a development licence from Natural England, which provides derogation for an otherwise unlawful activity.

Birds

In the UK, birds and their nests are protected under The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019 and the Wildlife and Countryside Act 1981 (as amended).

The Wildlife and Countryside Act 1981 (as amended) makes it a criminal offence to:

- Kill, injure, or take any wild bird (with exceptions to species listed in Schedule 2);
- Take, damage or destroy the nest of any wild bird while in use or being built;
- Take or destroy an egg of any wild bird;

The Natural Environment and Rural Communities Act (2006)

Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) sets out a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) drawn up in consultation with Natural England, provides a guide to local and regional authorities when implementing their duty as defined in Section 40 of the NERC Act 2006;

- “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.” - Section 40(1).
- “Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat”. - Section 40(3).

Several species of bats and birds are listed as Species of Principal Importance under Section 41 of the NERC Act, 2006.

National Planning Policy Framework (2025)

National Planning Policy Framework (NPPF) (2025) sets out Government Policy on Biodiversity and Nature Conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications. NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within the development.

Appendix B – Site Photographs

B1



Photograph 1: The northern elevation, showing both chimneys.



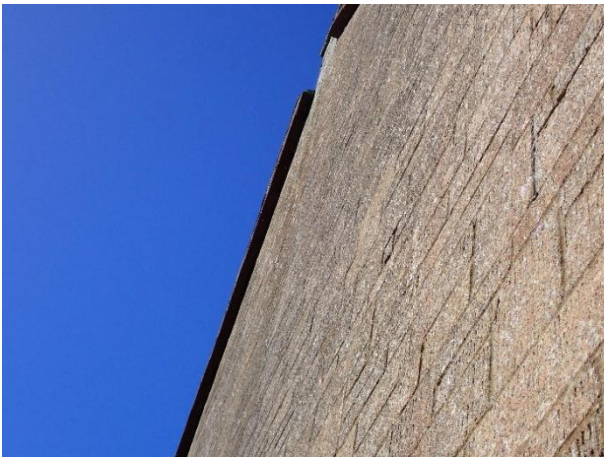
Photograph 2: Starling perched on northern elevation of roof.



Photograph 3: Lifted lead flashing on C1.



Photograph 4: Soffits on northern elevation.



Photograph 5: West gable end of the roof.



Photograph 6: Gap under flashing on the west elevation end.



Photograph 7: Dormer extension, south facing gable.



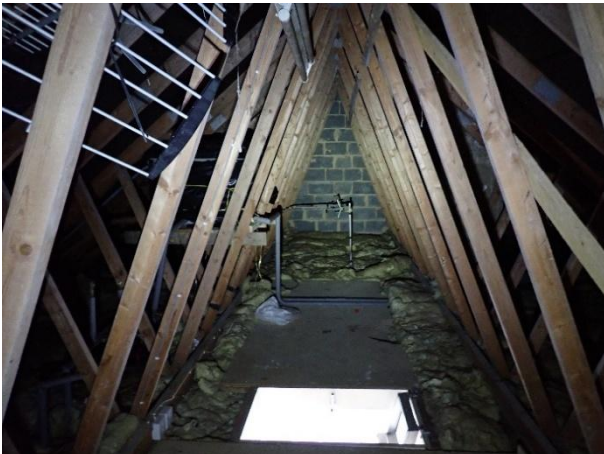
Photograph 8: Dormer extension, south facing gable.



Photograph 9: Soffits on southern elevation of the roof.



Photograph 10: Southern elevation and eastern gable.



Photograph 11: Internal loft void.



Photograph 12: Internal loft void showing light ingress.



Photograph 13: Internal void, gaps in bitumen felt.



Photograph 14: Internal void, gaps in bitumen felt.

B2



Photograph 15: South elevation.



Photograph 16: East elevation.



Photograph 17: Garage interior.

B3



Photograph 18: West elevation of the shed.



Photograph 19: Shed internal space.

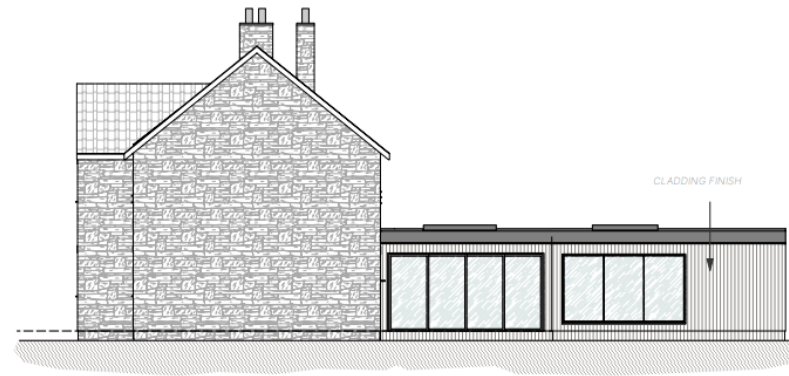


Photograph 17: East elevation.

Appendix C - Proposed Plans



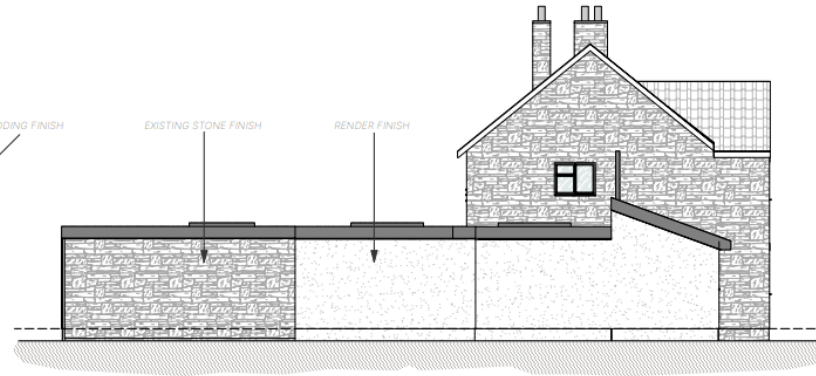
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

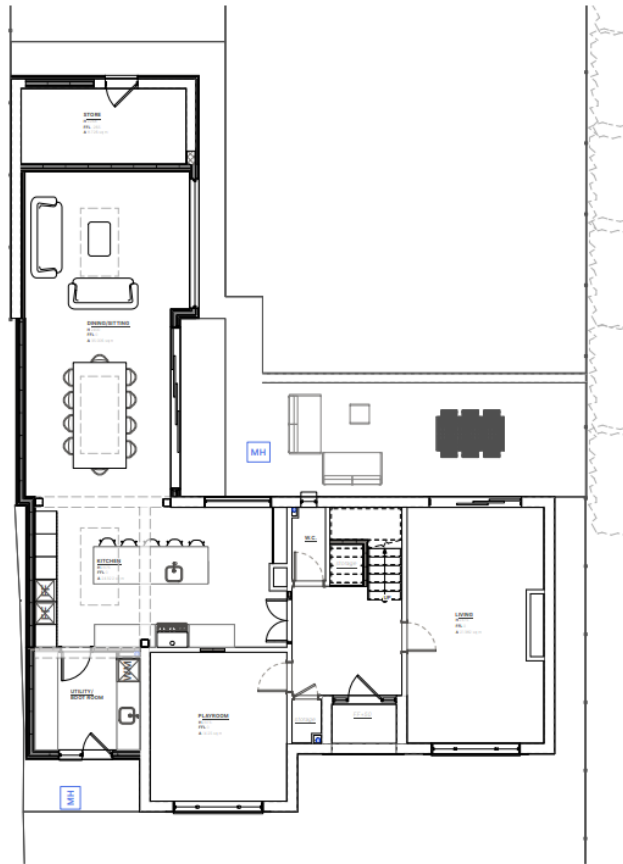
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PROJECT REFERENCE: 2025100

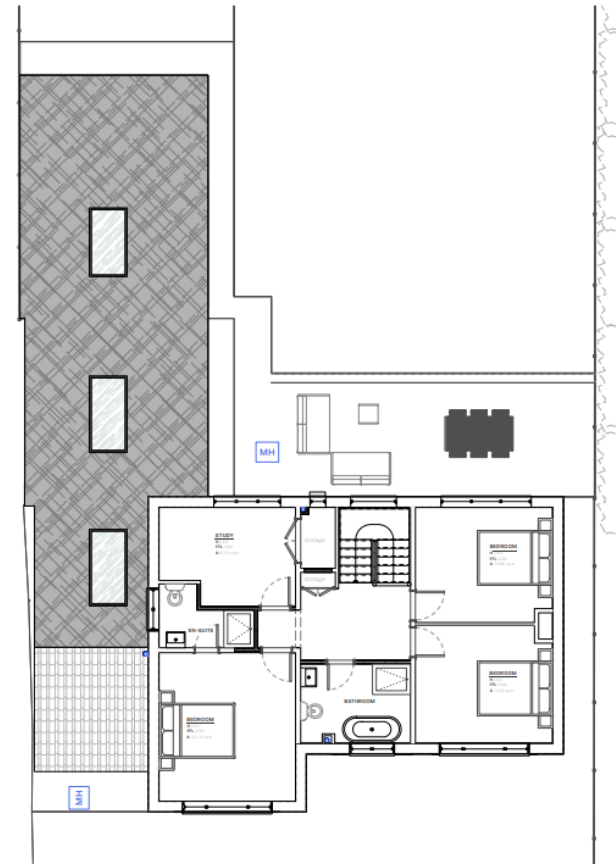
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DRAWING TITLE: Proposed Elevations
DRAWN BY: JM
DRAWING NUMBER: 110

REVISIONS

SCALE
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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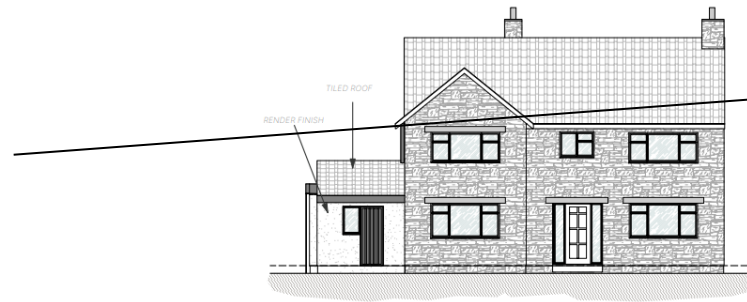
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ADDRESS: 38 Broadstones, Monkton Farleigh, BA15 2QJ
PROJECT REFERENCE: 2025100

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DRAWN BY: JM
DRAWING NUMBER: 105A

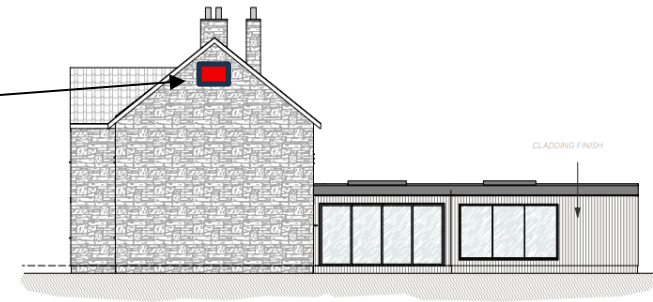
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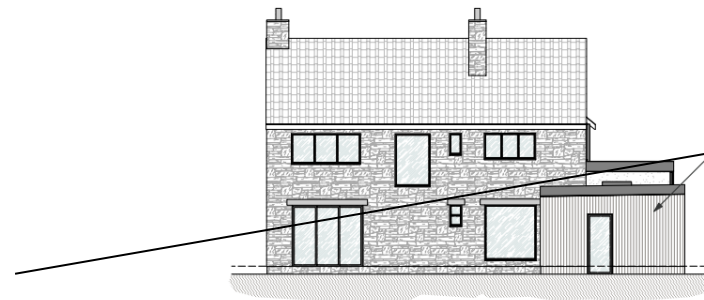
Appendix D – Enhancement Plan



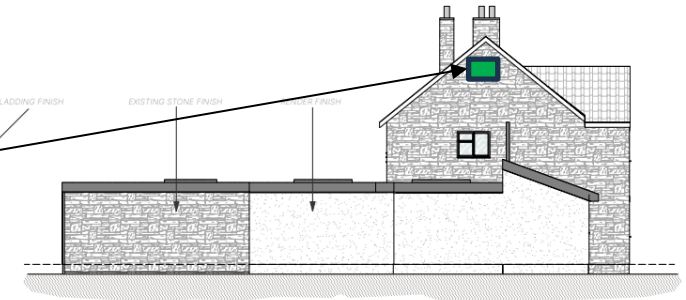
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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PROJECT
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PROJECT REFERENCE: 2020100

DRAWING
DRAWING TITLE: Proposed Elevations
DRAWN BY: JH
DRAWING NUMBER: 110

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