

Preliminary Bat Roost Assessment & Nesting Bird Survey Report

Highway Barn, Highway Common,
Calne, Wiltshire, SN11 8SR

Client	[REDACTED]
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Date	28/04/2026

Quality Assurance

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Document History

Version	Date Issued	Revision
1	06/05/2025	Issued to the client.
2	28/04/2026	Report updated to include revised proposed plans.

Disclaimer

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The summary of wildlife legislation provided is for general guidance only and does not in any way provide legal opinion or a definitive statement of the law. For detailed information, the legislation itself should be reviewed and a legal professional consulted. Smart Ecology cannot be held liable for any information provided by third parties which is referenced within this document.

The evidence in this document is based upon the field survey(s) detailed. Due to the changing nature of ecology the list of species present cannot be considered comprehensive and Smart Ecology cannot guarantee that other protected/notable species and habitats are not present.

The ecology of a site is constantly changing and therefore the information provided in this document is only relevant at the time of survey. **If it has been over 12 months since this survey was undertaken advice should be sought on whether an updated survey is necessary.**

The evidence which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Non-Technical Summary

Purpose of Report	Smart Ecology was commissioned by Jeremy Sidmouth to undertake a preliminary bat roost assessment and nesting bird survey of Highway Barn, Highway Common, Calne, Wiltshire, SN11 8SR. The purpose of the survey was to inform an application to Wiltshire Council for the conversion of the barn into a dwelling under permitted development rights (Class Q). The proposals would require the removal of a storage container and the young trees and shrubs located immediately adjacent to the north-west elevation of the building.		
Methodology	A desk study and a daytime external and internal inspection of the building and adjacent storage container to look for evidence of, and potential for, roosting bats and nesting birds were carried out. Additionally, ground level assessments of several young trees located immediately adjacent to the north-west elevation of the building were carried out to check for potential bat roost features.		
Results and Mitigation/Survey Requirements			
Species/ Group	Suitability Assessment	Survey & Mitigation Requirements	Timing
Bats	Negligible	No further surveys are considered necessary. To avoid potential impacts on commuting and foraging bats it is recommended that external lights are not installed. If external lighting is essential then follow the recommendations outlined in ILP Guidance Note 8: Bats and Artificial Lighting at Night (ILP, 2023); see Appendix 3 for further details.	N/A
Birds	Confirmed	Mitigation - If possible it is recommended that obstructive and destructive works to the building/storage container and the removal of trees and shrubs is carried out outside the nesting season. If this is not possible then the building/storage container and trees/shrubs must be checked by an ecologist for active nests immediately before works start; if active nests were then present they would have to be left undisturbed until the young had left the nest.	If works to the building are carried out between March and September inclusive or trees and shrubs are removed between March and August inclusive then a nesting bird survey must be carried out by an ecologist.
Conclusions	It is considered that there is negligible likelihood that the proposed works would affect roosting bats. It is recommended that artificial light spill onto surrounding habitats is minimised to avoid potential impacts on commuting and foraging bats. Mitigation is required to avoid impacts on nesting birds.		



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1 Introduction

1.1 Background

- 1.1.1 Smart Ecology was commissioned by Jeremy Sidmouth (the client) to undertake a preliminary bat roost assessment and nesting bird survey of Highway Barn, Highway Common, Calne, Wiltshire, SN11 8SR (central national grid reference SU 04135 74478). Refer to Figure 1, Section 7 for a map showing the site location.
- 1.1.2 The purpose of the survey was to inform an application to Wiltshire Council for the conversion of the barn into a dwelling under permitted development rights (Class Q). The proposals would require the removal of a storage container and the young trees and shrubs located adjacent to the north-west elevation of the building.
- 1.1.3 The survey comprised a daytime external and internal inspection of the building and storage container to look for evidence of, and potential for, roosting bats and nesting birds. Additionally, ground level assessments of the trees were carried out to check for the presence of potential bat roost features.
- 1.1.4 This report has been prepared with reference to the Bat Conservation Trust's (BCT) good practice guidelines (Collins, 2023), the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (CIEEM, 2017), and BS42020 Biodiversity – a code of practice for planning and development (BSI, 2013).

1.2 Aims

- 1.2.1 The purpose of the survey and report was to:
 - Check the building, storage container, and adjacent trees for evidence of roosting bats and nesting birds.
 - Describe and assess the suitability of the building, storage container, and adjacent trees for roosting bats and nesting birds.
 - Assess the impact of the proposed development on bats and nesting birds.
 - Provide details of any required further surveys and/or mitigation.

1.3 Site Context

- 1.3.1 The site comprises an agricultural building with an area of hardstanding located immediately to the east and a small area of ruderal vegetation with several immature and semi-mature trees and shrubs located directly to the west. The site is situated in a rural location, with several agricultural and residential dwellings to the east, and pasture fields to the north, west and south. The local landscape predominantly comprises arable and pasture fields bounded by tree lines and hedgerows, with scattered areas of woodland also present.



2 Methodology

2.1 Desk Study

- 2.1.1 A search was conducted for existing information on bats in the vicinity of the site. Refer to Table 2-1 for the sources reviewed and information obtained.
- 2.1.2 The search areas are considered sufficient to take into account ecological receptors which could potentially be impacted by the proposed development.
- 2.1.3 A data search was not obtained from the Local Records Centre as it was considered that this would not provide any significant additional information to inform the assessment.

Table 2-1: Data search details

Source	Date Accessed	Information	Search Area
Multi-Agency Geographic Information Centre (MAGIC)	April 2025	Granted bat European Protected Species (EPS) mitigation licences	1 km
Bat SAC Planning Guidance for Wiltshire (Wiltshire Council, 2015).	April 2025	Bat SAC consultation zones and core areas	Site

2.2 Field Survey

- 2.2.1 The survey was carried out by Robert Dunn; see Table 2-2 for details of the surveyor's experience and qualifications. All work was undertaken with reference to BCT's good practice guidelines (Collins, 2023).

Table 2-2: Surveyor information

Surveyor	Natural England Bat Survey Licence	Experience
Robert Dunn BSc, MSc, ACIEEM	Bats level 1 (2016-23966)	Eleven years' experience in ecological consultancy. MSc Environmental Biology: Conservation and Resource Management (University of Swansea - Merit). BSc Biological Sciences with Environmental Resources (University of Warwick - 1 st).

- 2.2.2 The survey was undertaken on the 1st of May 2025. Refer to Table 2-3 for details of weather conditions during the survey.



Table 2-3: Survey weather conditions

Variable	Weather Conditions
Cloud cover	5 - 10 %
Temperature	26°C
Wind	Light breeze (BWS 2)
Precipitation	None

- 2.2.3 The building and storage container were surveyed for evidence of, and potential for, roosting bats following the methodology outlined in the BCT good practice guidelines (Collins, 2023). A detailed external and internal inspection of the building was undertaken using a high-powered torch (Clulite 1 million candle power), close focusing (8.5 x 21) binoculars, and an endoscope. Possible entry/exit locations for bats, potential roost sites, and the presence of or evidence of bats (e.g. carcasses, droppings, urine, grease marks, feeding remains, squeaking etc.) were noted.
- 2.2.4 An assessment was made of the suitability of the building and storage container for roosting bats during the bat active period (i.e. March to October) with reference to the BCT good practice guidelines (Collins, 2023); see Table 2-4 for the assessment criteria.

Table 2-4: Bat roost suitability assessment criteria and required surveys

Suitability	Description	Number of Surveys Required ²
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels.	None
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	None
Low	1 + potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ¹ and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	One
Moderate	1 + potential roost sites that could be used by bats due to their size, shelter, protection, conditions ¹ and surrounding habitat but unlikely to support a roost of high conservation status (e.g. maternity and hibernation).	Two
High	1 + 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 ¹ and surrounding habitat. These structures have the potential to support high conservation status roosts (e.g. maternity or classic cool/stable hibernation site).	Three



Suitability	Description	Number of Surveys Required ²
Confirmed bat roost	1 + roost sites.	Typically two or three

¹ Conditions include temperature, humidity, height above ground, light levels and disturbance levels.

² Recommended number of emergence surveys required by the BCT good practice guidelines to provide confidence that bats are absent from the building/structure, or to characterise confirmed roosts.

2.2.5 During the survey, the interior and exterior of the building and storage container were also checked for evidence of birds (e.g. droppings, feathers, nesting material etc.), and features with potential for use by nesting birds.

Hibernation Assessment

2.2.6 An assessment of the suitability of the building and storage container for hibernating bats was undertaken, which considered the following aspects (Collins, 2023):

- Presence and suitability of potential roost features and access.
- Likely temperature and humidity conditions during the hibernation period (i.e. November to February).
- The suitability of habitat in the local landscape for bats.
- Presence of known roosts within, or close to, the structure/building during the active season.

2.2.7 The assessment then followed the rationale provided in Figure 2-1.

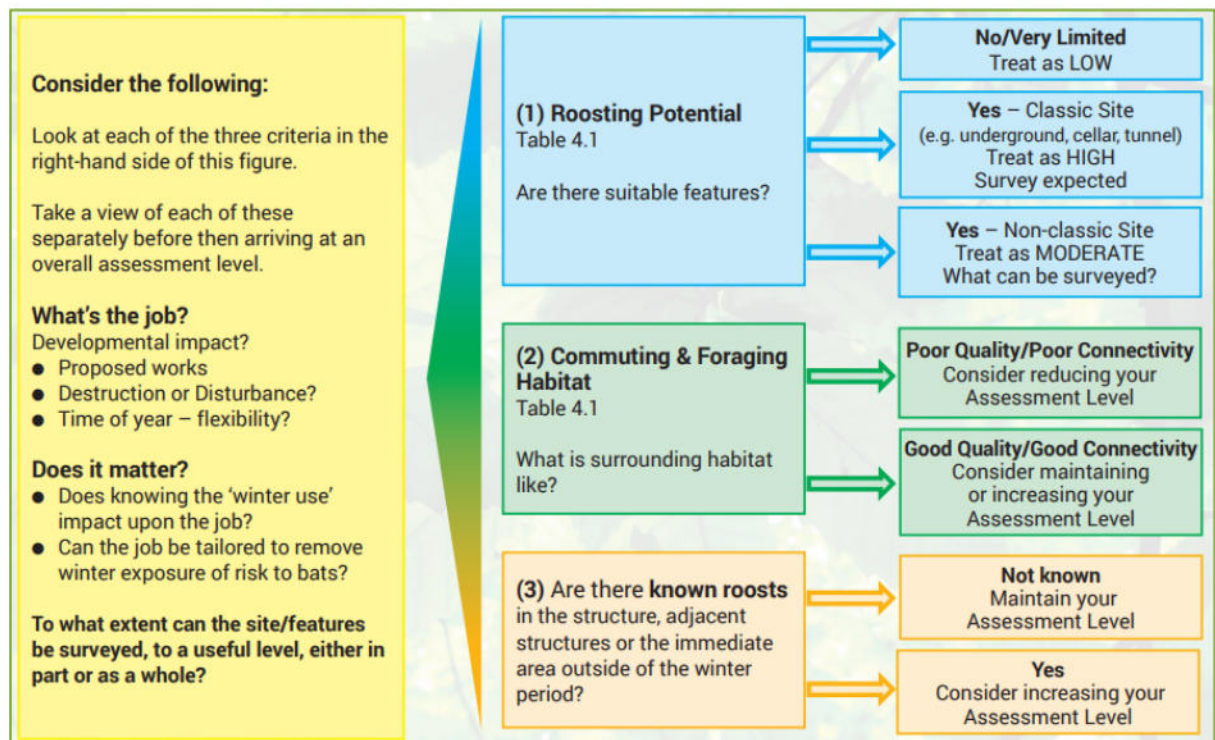


Figure 2-1: Rationale for hibernation roost assessment in non-classic hibernation sites (from Collins, 2023)

Ground Level Tree Assessments (GLTA)

- 2.2.8 Trees located adjacent to the north-west elevation of the building which are proposed to be felled to permit the development were inspected for potential roost features (PRFs) for bats from ground level using a high-powered torch (Clulite 1 million candle power), close focusing (8.5 x 21) binoculars, and an endoscope to inspect accessible cavities. Trees were viewed from all angles and any potential roost features (e.g. woodpecker holes, rot holes, hazard beams etc.) or evidence of bats (e.g. droppings, odour, staining etc.) were noted.
- 2.2.9 An assessment was then made of the suitability of the trees for bats (see Table 2-5) and then the potential suitability of each potential roost feature identified for bats (see Table 2-6) with reference to the BCT good practice guidelines (Collins, 2023).

Table 2-5: Suitability of trees for bats

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment is required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Table 2-6: Potential roost feature suitability

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.3 Limitations

- 2.3.1 No limitations were identified.



3 Results

3.1 Desk Study

EPS Mitigation Licences

- 3.1.1 Refer to Table 3-1 for details of granted EPS bat mitigation licences within 1 km of the site.

Table 3-1: Granted bat EPS mitigation licences within 1 km

Case Reference	Approximate Distance(m)	Species Affected	Impact Allowed
None			

Bat SAC Consultation Zones

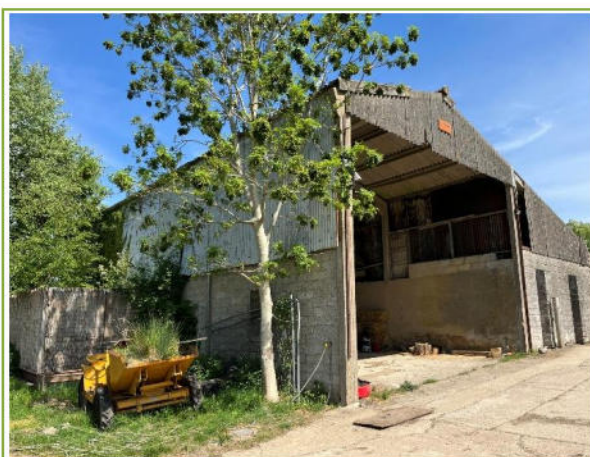
- 3.1.2 The site is not located within a Consultation Zone or core area.

3.2 Field Survey

- 3.2.1 Refer to Table 3-2 for the results of the preliminary bat roost assessment and nesting bird survey of the building.
- 3.2.2 No potential roost features were identified within the trees located adjacent to the north-west elevation of the building (suitability: none).

Table 3-2: Building survey results

General Photographs	
	
South-east and south-west elevations	North-east and part of the north-west elevation



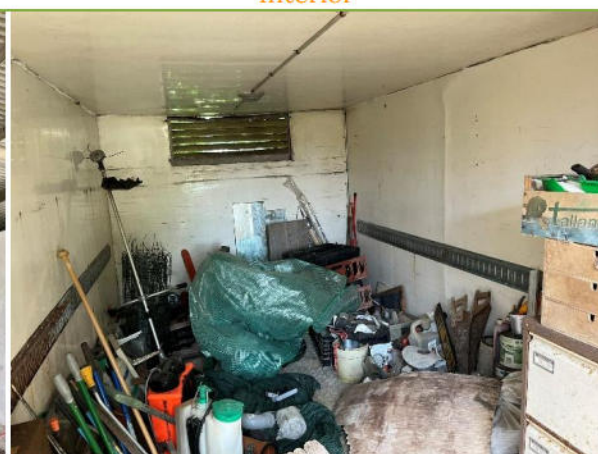
South-east and north-west elevations



Interior



Interior



Interior of storage container

General	Building description	Concrete framed agricultural building with a storage container and several trees and shrubs located immediately adjacent to the north-west elevation.
	Current use	Storage.
	Elevation construction	Blockwork with no cavity, and unlined corrugated metal and cement fibre sheets.
	Roof type	Double-pitched.
	Roof material	Cement fibre corrugated sheets. Unlined.
	Artificial lighting	No lighting was noted internally. Several motion sensor-controlled lights were located on the southern elevation of the building.
	Disturbance Levels	High – the building and storage container appeared to be in regular use.
	Internal Natural Light Levels	Very light within the building, relatively dark within the storage container.
Potential Bat Roost Features		None.

Potential Bat Access Points	The interior of the building was fully accessible. The interior of the storage container was potentially accessible via a gap above vents on the northern elevation.
Evidence of Bats	None.
Potential Bird Nest Sites	Potential for nesting on top of roof support beams. Swallows could potentially nest within the building. The interior of the storage container was potentially accessible to birds, but high levels of disturbance would likely deter nesting. Trees and shrubs adjacent to the north-west elevation of the building and climbing vegetation (Virginia creeper) growing over the northern part of the roof provided suitable nesting habitat.
Evidence of Birds	One old pigeon nest on top of a pillar within the interior, adjacent to the northern elevation.



4 Evaluation

4.1 Bats

Suitability Assessment

Building/Storage Container

- 4.1.1 No evidence of, or potential for, day roosting bats was identified either on the exterior of the building or within the building or storage container. Although bats could potentially use the interior of the building as a night/feeding roost, there was no evidence of any such use and the building had clearly not been cleaned or cleared internally. It is therefore concluded that the building has **negligible suitability** for roosting bats during both the active and hibernation periods.

Trees

- 4.1.2 The trees were assessed to have **negligible suitability** for roosting bats.

Impact Assessment

- 4.1.3 The building, storage container, and adjacent trees were assessed to have **negligible suitability** for roosting bats, and it is therefore considered that the proposed works would not impact roosting bats.
- 4.1.4 Artificial illumination of habitats in the vicinity of the site could potentially disturb foraging and commuting bats.
- 4.1.5 See Appendix 2 for a summary of legislation and planning policy with relevance to bats.

4.2 Birds

Suitability Assessment

- 4.2.1 One old pigeon nest was present within the building and there was potential for nesting throughout the interior of the building and potentially within the adjacent storage container. Trees and shrubs adjacent to the north-west elevation of the building provided suitable nesting habitat.

Impact Assessment

- 4.2.1 If trees and shrubs are removed or destructive and obstructive works of the building and storage container take place during the nesting season (which is typically March to August inclusive, extended to the end of September for swallows which could nest within the building) then it is possible that birds could be killed or injured and eggs and active nests destroyed.
- 4.2.2 See Appendix 2 for a summary of legislation and planning policy with relevance to birds.



5 Further Required Actions

5.1 Surveys and Mitigation

- 5.1.1 Details of required further surveys and/or mitigation are provided in Table 5-1.
- 5.1.2 In the highly unlikely event that bats are found during works then works must stop immediately and a bat licensed ecologist contacted on 01453 807188.

Table 5-1: Survey and mitigation requirements

Species/ Group	Suitability Assessment	Survey/Mitigation Requirements	Timing
Bats	Negligible	No further surveys are considered necessary. To avoid potential impacts on commuting and foraging bats it is recommended that external lights are not installed. If external lighting is essential then follow the recommendations outlined in ILP Guidance Note 8: Bats and Artificial Lighting at Night (ILP, 2023); see Appendix 3 for further details.	N/A
Birds	Confirmed	Mitigation - If possible it is recommended that obstructive and destructive works to the building/storage container and the removal of trees and shrubs is carried out outside the nesting season. If this is not possible then the building/storage container and trees/shrubs must be checked by an ecologist for active nests immediately before works start; if active nests were then present they would have to be left undisturbed until the young had left the nest.	If works to the building are carried out between March and September inclusive or trees and shrubs are removed between March and August inclusive then a nesting bird survey must be carried out by an ecologist.



6 References

British Standards Institute (BSI) (2013). BS42020 Biodiversity – A code of practice for planning and development. BSI, London.

ILP (Institution of Lighting Professionals) (2023). Guidance Note 08/23: Bats and Artificial Lighting at Night. ILP, Rugby.

CIEEM (2017). Guidelines for Ecological Report Writing – Second Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

Wiltshire Council (2015). Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire. Wiltshire Council, Trowbridge.



7 Figure

Figure 1 – Site Location Map





**Figure 1 -
Site Location Map**

Highway Barn,
Highway Common,
Calne,
Wiltshire,
SN11 8SR

 Site boundary

Base map and data from
OpenStreetMap and OpenStreetMap
Foundation (CC-BY-SA). © [https://
www.openstreetmap.org](https://www.openstreetmap.org) and
contributors.

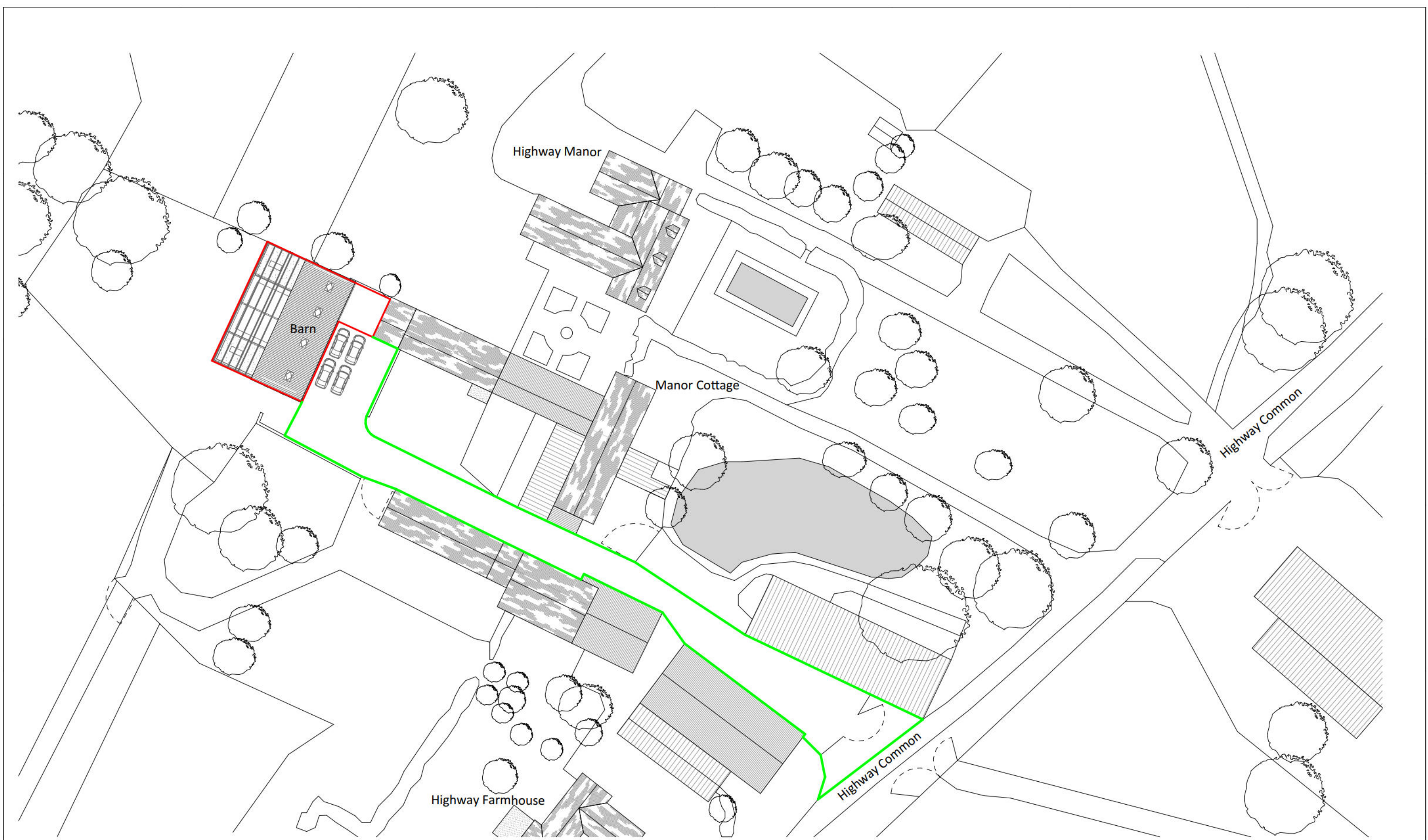
Date:	22/04/2025
Drawn by:	Robert Dunn
Checked by:	Rachel Barber

Smart Ecology\Projects\2025\
2025-035\GIS

Appendix 1 – Existing & Proposed Plans

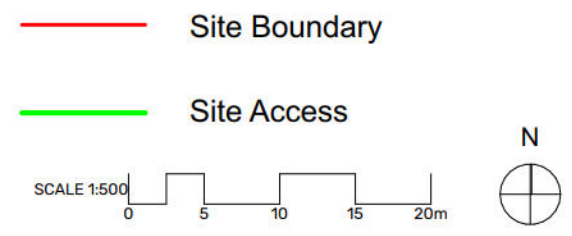
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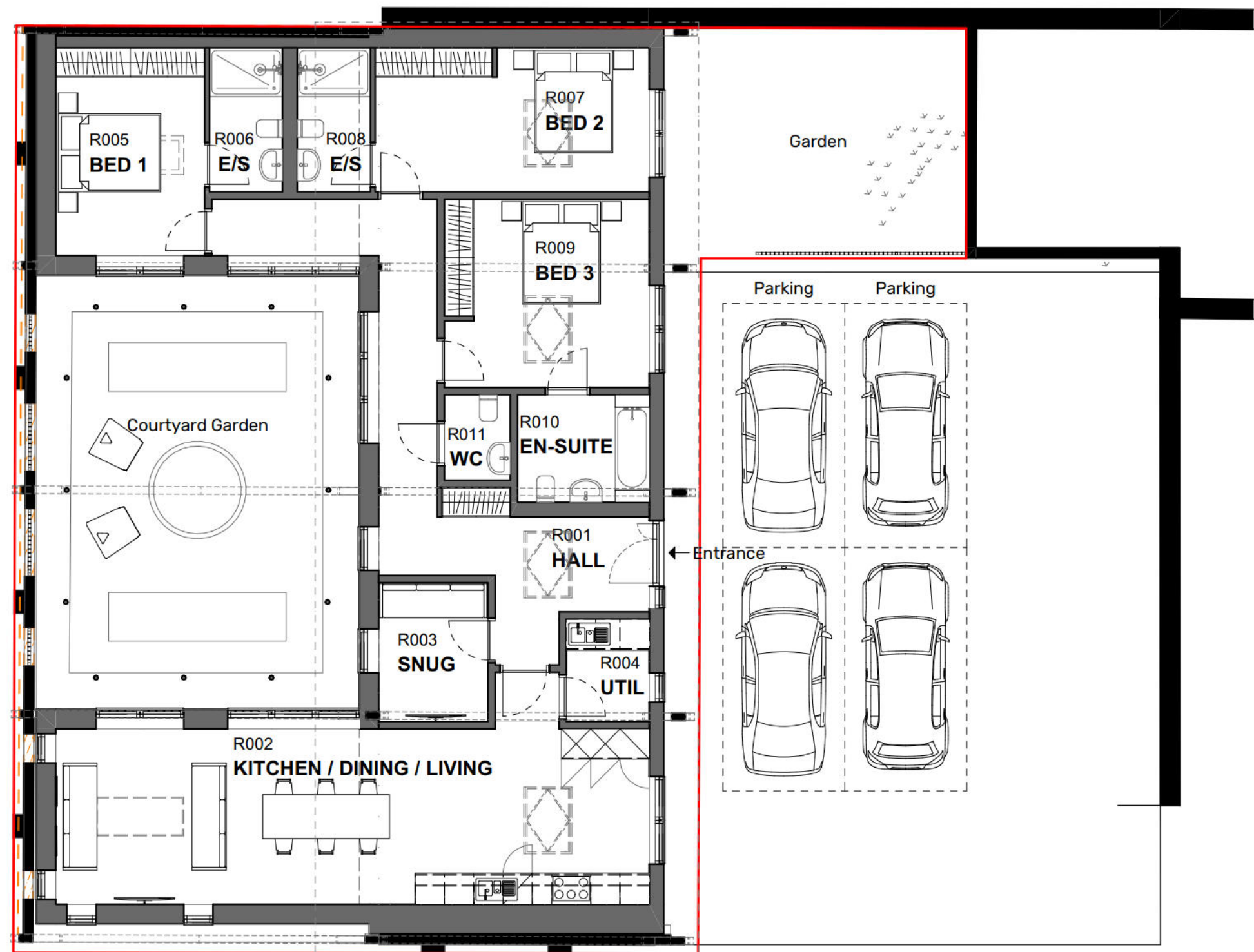


PLAN Site

Notes:
Responsibility is not accepted for errors made by others scaling from this drawing.
All construction information should be taken from figured dimensions only. Dimensions are in millimeters unless otherwise stated.
All dimensions and conditions to be checked on site prior to preparing drawings or commencing any work.
Any variations or supplementary drawings are to be approved by The Architect.



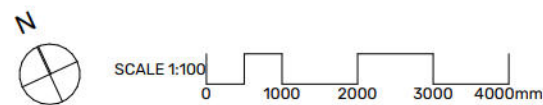
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Revision:	Date:	Description:
Status:		Designscape Architects Bath Brewery Toll Bridge Road Bath BA1 7DE T: 01225 858500 E: enquiries@dscape.co.uk www.dscape.co.uk
Project:		
Highway Barn Highway Common, Calne		
Title:		
SITE PLAN as Proposed		
Reference:	Revision:	Last issued by:jp/cm
455.P.010	P3	First issued: MAR 26
		Scale @ A3: 1:500



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Areas
Floor Area (GIA) 150Sqm
Site Area (Red Line) 293Sqm

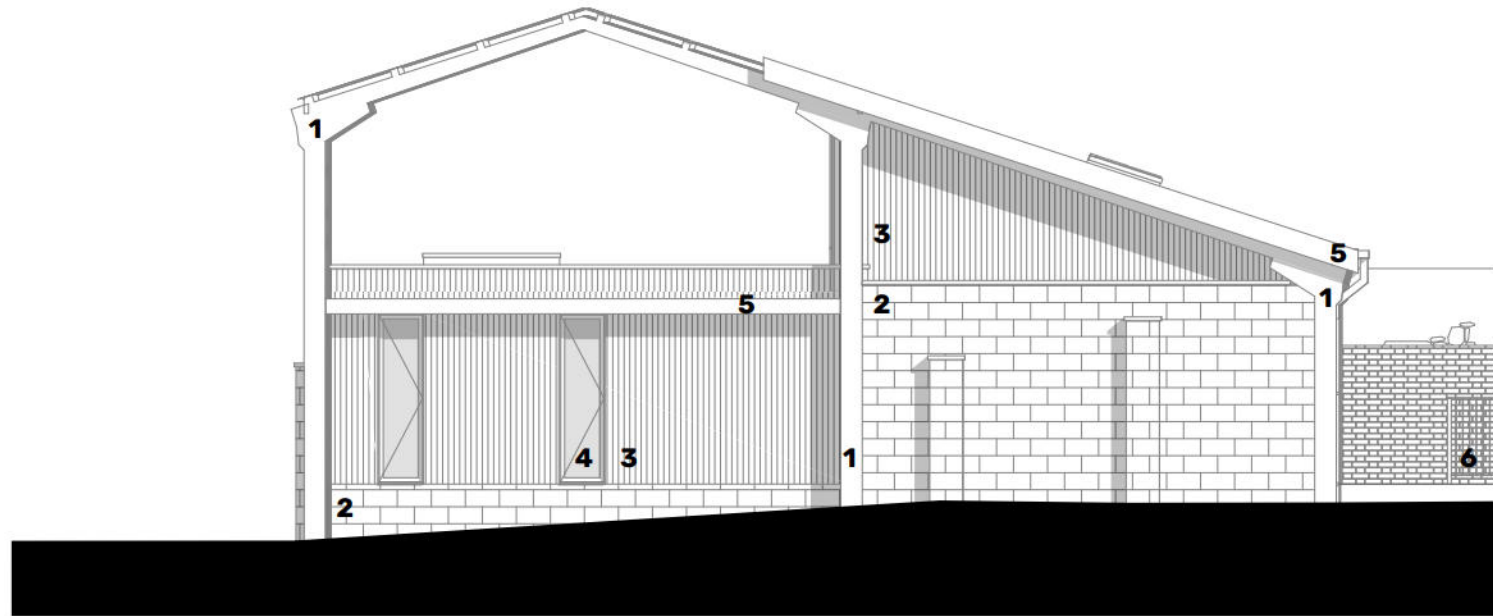
— Site Boundary



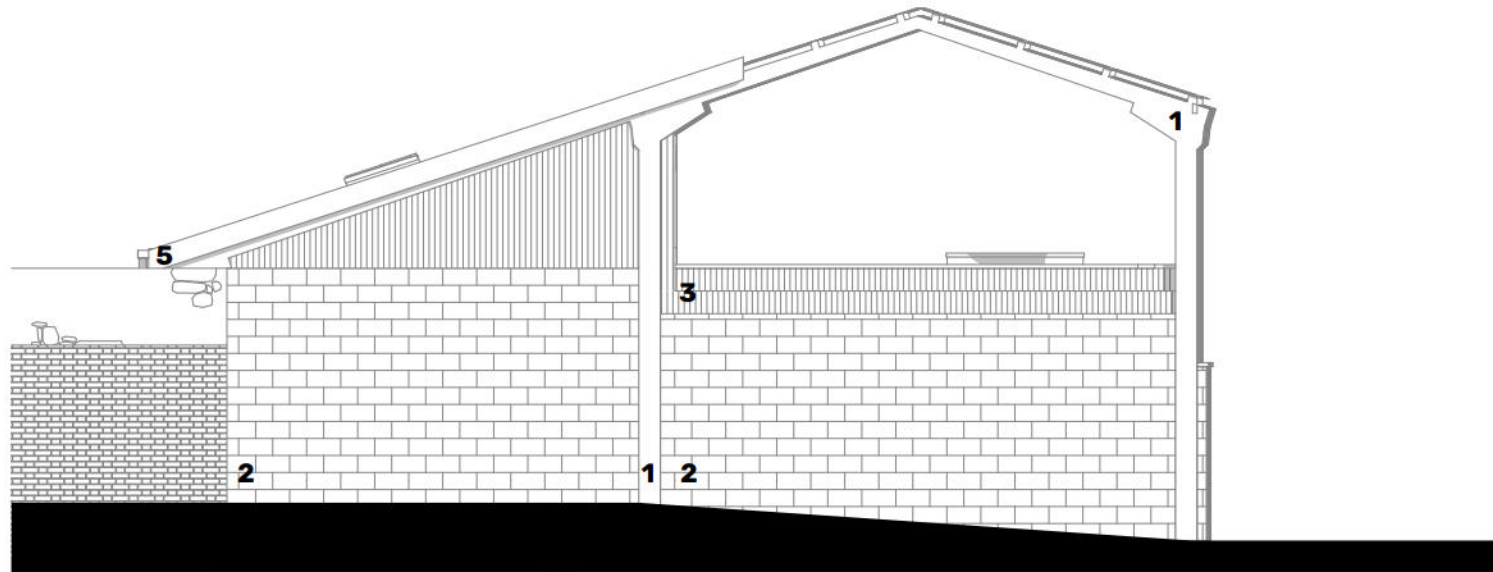
P3	26/03/2026	Class Q Application
Revision:	Date:	Description:
Status: PLANNING		
Project: Highway Barn Highway Common, Calne		
Title: GROUND FLOOR PLAN as Proposed		
Reference:	Revision:	First issued: MAR 26
455.P.110	P3	Scale @ A3: 1:100

Designscape Architects
 Bath Brewery
 Toll Bridge Road
 Bath BA1 7DE
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 E: enquiries@dscape.co.uk
 www.dscape.co.uk

Last issued by: jp/cm



P.300.1 SOUTH (SW) ELEVATION



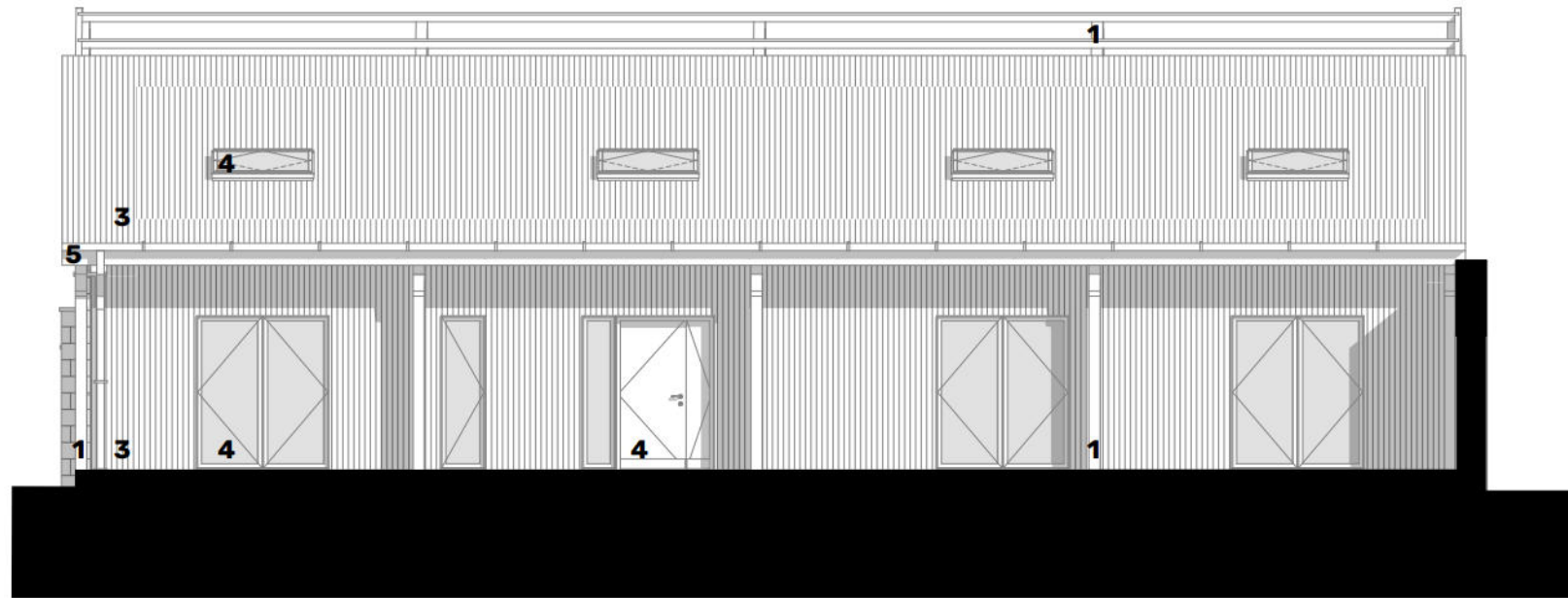
P.300.2 NORTH (NE) ELEVATION

Notes:
 Responsibility is not accepted for errors made by others scaling from this drawing.
 All construction information should be taken from figured dimensions only. Dimensions are in millimeters unless otherwise stated.
 All dimensions and conditions to be checked on site prior to preparing drawings or commencing any work.
 Any variations or supplementary drawings are to be approved by The Architect.

- Material Key**
- 1** Existing Concrete Frame
 - 2** Blockwork
 - 3** Dark Grey Profiled Metal Cladding
 - 4** Aluminium Windows/Doors/Rooflights
 - 5** Aluminium Fascias/Copings/Rainwater Goods
 - 6** Aluminium Flat Bar Railings



P3	26/03/2026	Class Q Application
Revision:	Date:	Description:
Status: PLANNING		Designscape Architects
Project: Highway Barn Highway Common, Calne		Bath Brewery Toll Bridge Road Bath BA1 7DE T: 01225 858500 E: enquiries@dscape.co.uk www.dscape.co.uk
Title: ELEVATIONS NORTH/SOUTH as Proposed		Last issued by: jp/cm
Reference: 455.P.300	Revision: P3	First issued: MAR 26
		Scale @ A3: 1:100



P.300.3 EAST (SE) ELEVATION



P.300.4 WEST (NW) ELEVATION

Notes:

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All construction information should be taken from figured dimensions only. Dimensions are in millimeters unless otherwise stated.

All dimensions and conditions to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

Material Key

- 1** Existing Concrete Frame
- 2** Blockwork
- 3** Dark Grey Profiled Metal Cladding
- 4** Aluminium Windows/Doors/Rooflights
- 5** Aluminium Fascias/Copings/Rainwater Goods
- 6** Aluminium Flat Bar Railings

SCALE 1:100
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P3	26/03/2026	Class Q Application
Revision:	Date:	Description:
Status:	PLANNING	Designscape Architects
Project:	Bath Brewery Toll Bridge Road Bath BA1 7DE T: 01225 858500 E: enquiries@dscape.co.uk www.dscape.co.uk	
Title:	ELEVATIONS EAST/WEST as Proposed	Last issued by: jp/cm
Reference:	455.P.301	First issued: MAR 26
Revision:	P3	Scale @ A3: 1:100

Appendix 2 – Legislation and Planning Policy

A2.1 Legislation

A2.1.1 Only a brief summary of wildlife legislation is provided here for general guidance and should not be considered a definitive statement of the law. For detailed information the legislation itself should be consulted.

Bats

A2.1.2 All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended); see Table A2-1.

Table A2-1: Legal implications of legislation with regard to bats

Legislation	Legal Implications
Conservation of Habitats and Species Regulations 2017 (as amended)	It is illegal to: • Deliberately capture, injure or kill bats. • Deliberately disturb¹ bats. • Damage or destroy a breeding site or resting place².
Wildlife and Countryside Act 1981 (as amended) – sub-sections 9(4) b and c and 9(5) only	It is illegal to: • Intentionally or recklessly disturb bats while they are occupying a structure or place of shelter or protection². • Intentionally or recklessly obstruct access to a structure or place of shelter or protection².

¹ Disturbance under the Conservation of Habitats and Species Regulations 2017 (as amended) is defined as impairing the ability of an animal to survive, breed, reproduce, rear or nurture their young, hibernate or migrate, or to significantly affect the local distribution or abundance of the species.

² Bat roosts are any structure or place used for breeding, shelter or protection and are protected even when bats are not present.

A2.1.3 A EPS licence is required if works affect bats or their roosts. EPS licences are issued by Natural England only after the following three tests have been satisfied:

- The proposed works must be for the purpose of preserving public health or safety or other imperative reasons of overriding public interest.
- There is no satisfactory alternative to the proposed works.
- The proposed works will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

A2.1.4 The presence of bats is a material consideration in the planning process and local planning authorities will refuse planning permission where a EPS licence is unlikely to be granted and a criminal offence relating to bats is likely to result from a development.

Birds

A2.1.5 Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended); see Table A2-2 for details.



Table A2-2: Legal implications of legislation with regard to birds

Legislation	Legal Implications
Wildlife and Countryside Act 1981 (as amended)	It is illegal to intentionally: • Kill, injure or take any wild bird. • Take, damage or destroy a wild bird's nest while it is in use or being built. • Take or destroy the eggs of any wild bird. • There is additional protection for birds listed on Schedule 1 (S1) of the Act, which includes barn owls, whereby it is an offence to intentionally or recklessly disturb a S1 bird while building a nest or in or near a nest containing eggs or young, and disturb dependent young of a S1 bird.

A2.2 Planning Policy

- A2.2.1 Barbastelle, Bechstein's bat, brown long-eared, greater horseshoe bat, lesser horseshoe bat, noctule, and soprano pipistrelle bats are designated as species of principal importance (priority species) under the Natural Environment and Rural Communities (NERC) Act 2006.
- A2.2.2 Several bird species are designated as species of principal importance (priority species) under the NERC Act 2006, including house sparrow and common starling which often nest in buildings.
- A2.2.3 Section 40 of the NERC Act 2006 places a duty on local planning authorities to 'consider what action the authority can properly take, consistently with the proper exercise of its functions, to further the general biodiversity objective' when determining planning applications.

National Planning Policy Framework (NPPF) 2024

- A2.2.4 Paragraph 187 states that planning decisions should protect sites of biodiversity value, minimise biodiversity impacts, and contribute to net biodiversity gains.
- A2.2.5 Paragraph 193 states that planning permission should be refused if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for.
- A2.2.6 The NPPF emphasises the need to protect priority species.

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- A2.2.7 The presence of bats, which are European Protected Species (EPS), is a material consideration in the planning process and local planning authorities will refuse planning permission where a EPS licence is unlikely to be granted and a criminal offence relating to an EPS is likely to result from a development.
- A2.2.8 The Wiltshire Council Core Strategy 2015 sets out policies for development and land use in Wiltshire. See Table A2-3 for a summary of local planning policy with relevance to bats and birds. Refer to the original document for the full wording of these policies.



Table A2-3: Wiltshire Core Strategy policies with relevance to ecology and biodiversity

Policy	Details
Core Policy 50: Biodiversity and Geodiversity	Protection: Development proposals must demonstrate how they protect features of nature conservation. 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 resource, 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. Biodiversity enhancement: All development should seek opportunities to enhance biodiversity.

Appendix 3 – Artificial Lighting mitigation

A3.1.1 To minimise artificial light spill it is recommended that external lighting is not installed. If external lighting is essential then it is recommended that it is kept to a minimum and follows the specifications detailed in ILP Guidance Note 8: Bats and Artificial Lighting at Night (ILP, 2023) which includes the use of LED luminaires, warm-white light sources (2700 Kelvin or lower), light sources with a peak wavelength higher than 550 nm, use of motion sensors on short-duration timers (1 to 2 minutes) and high motion threshold (e.g. so that moths do not set them off).

