

PRELIMINARY ECOLOGICAL APPRAISAL AND
BAT SURVEY REPORT

CLEEVE ROCKS, MIDFORD LANE, WILTSHIRE

By

stark ecology^{ltd}

JUNE 2026

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INTRODUCTION

Stark Ecology Ltd was asked by Gary Hawkins to carry out a Preliminary Ecological Appraisal of Cleeve Rocks, Midford Lane. The existing property, including a number of outbuildings, are proposed for demolition and replacement with a new dwelling.

The site is c.0.5Ha in total area and is located at OS Grid Reference ST772611, to the west of Limpley Stoke and northeast of Midford. It is surrounded by woodland beyond which is pastoral farmland supporting excellent hedgerow networks.

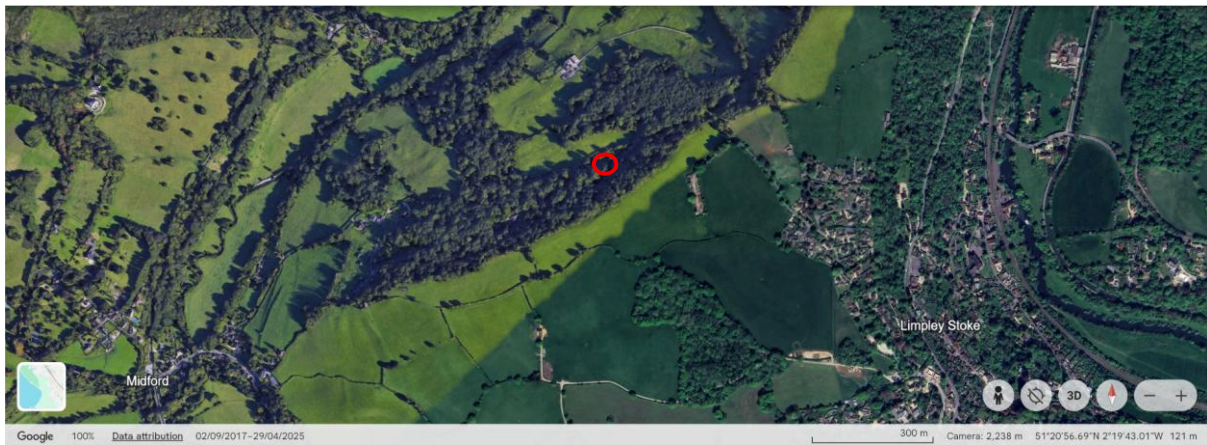


Fig 1: Cleeve Rocks, Midford Lane is surrounded by woodland, beyond which is pastoral farmland supporting good hedgerow networks.

The Preliminary Ecological Appraisal was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2015-13123-CLS-CLS) on 15th February 2025, when the weather was overcast with rain showers and a light wind. The temperature was approximately 4°C.

The house and studio were found to have Low potential to support roosting bats and so a single emergence survey of these buildings was required. The emergence survey of the studio was carried out on 2nd July 2025 by Georgie Starkie and Jake Cousins when the weather was clear and dry with a light wind and the temperature was between 16 and 20°C.

An emergence survey of the house was carried out on 7th July 2025 by Georgie Starkie, Jake Cousins, Richard Codlin and Ellie Gollop PgD. The weather was cloudy but dry with a light wind and the temperature was between 16 and 20°C.

The Pool Building was not accessible at the time of the Preliminary Ecological Appraisal but had been opened by the end of July 2025, at which point evidence of a lesser horseshoe bat roost was identified in the building so static monitoring of that roost was carried out from 23rd – 30th August 2025.

METHODOLOGY

Desk Study

A data search was requested from the Wiltshire and Swindon Biological Records Centre (WSBRC) and from the Bristol Regional Environmental Records Centre (BRERC) for records of protected species and habitats within 2km of the site.

The Multi-Agency Geographic Information for the Countryside (MAGIC) website was reviewed for records of designated sites within 2km of the survey area and for records of licences granted by Natural England for work affecting European Protected Species within 2km.

Preliminary Ecological Appraisal

The site was surveyed according to the Guidelines for Preliminary Ecological Appraisal set out by the Chartered Institute of Ecology and Environmental Management (CIEEM), in which the habitats present on site are classified (according to The UK Habitat Classification Version 2.0) and any signs of protected or notable species were also recorded:

Bats: All the buildings were assessed for their potential to support roosting bats. The habitats on site were assessed for their potential to provide commuting and foraging opportunities for bats.

Badgers: Evidence of badgers was sought, in particular badger setts which can be recognised by their characteristic size and shape, with large spoil heaps outside entrances. Other signs such as latrines (small pits in which badgers deposit their faeces), pathways through vegetation, hairs adhering to vegetation or sett entrances and snuffle holes indicating foraging were also noted.

Great crested newts: The habitats on and surrounding the site were assessed for their suitability to support great crested newts.

Reptiles: The habitats on site were assessed for their suitability to support reptile species.

Nesting birds: The habitats on site were assessed for their suitability to support nesting birds.

Emergence Surveys

Emergence surveys were carried out from 15 minutes before sunset until 90 minutes after sunset on 2nd and 7th July 2025. EM Touch Pro 2 and Balogger M detectors were used to confirm the species observed and Night Visual Aids were used by each

surveyor. Nightfox Whisker, Canon XA11 with infra-red array, Canon XA25 with infra-red array and a Pixfra Arc A613 thermal camera were used to aid visual assessment of bat activity associated with the building being surveyed. Bat activity in the surrounding area was also noted.

Static Monitoring

One static bat detector (Anabat Express) was placed inside the loft space of the Pool Building on 23rd August 2025 and left to record continuously for seven days and nights.

Limitations

Surveys provide a brief snapshot of the site at the time the work was carried out and while every step is taken to ensure that the results of the survey are accurate, features of ecological value can change and therefore this report is only valid for 12 months.

RESULTS

Desk Study

Habitats

The Midford Valley Woods Site of Special Scientific Interest (SSSI) surrounds Cleeve Rocks to the east, south and west and comprises some of the best examples of southern calcareous ash-wych elm woods on the oolitic limestone of the Wiltshire Cotswolds. It is a floristically rich site with large populations of a plant which has a nationally restricted distribution.

To the north and northwest, at a distance of between 1km and 2km, are units of the Combe Down and Bathampton Down Mines SSSI which forms part of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The SAC comprises a network of significant underground sites which are used by bats for hibernation, breeding, mating and dispersal and Cleeve Rocks lies within the core zones for greater horseshoe *Rhinolophus ferrumequinum* and lesser horseshoe *R. hipposideros* bats associated with the Bath and Bradford on Avon Bats SAC.

There are no Special Protection Areas (SPA) within 2km of the site.

There are eight Local Wildlife Sites within 2km of Cleeve Rocks, as summarised in Table 1.

Table 1: Local Wildlife Sites within 2km of Cleeve Rocks.

Site Name	Reason for Designation	Distance and Direction from Site
Short Wood	Mainly conifer plantation. Large numbers of standing dead elm. Naturally regenerating ash thicket developing underneath.	<100m N
Stout Hill	Two compartments with unimproved calcareous grassland and more mesotrophic communities, one is on a steep, northwest-facing slope and the other on mainly flat land above.	350m NE
Limpley Stoke Wood	Ancient semi-natural broadleaved woodland on an east facing limestone slope, also includes two glades with characteristic limestone grassland flora and extensive scrub.	700m NE

Site Name	Reason for Designation	Distance and Direction from Site
Bristol River Avon	One of the main river systems draining northwest Wiltshire.	920m E
Kennet and Avon Canal	A restored canal much used for recreation.	1km E
Conkwell Wood	A large area of ancient woodland sloping down to the Kennet and Avon canal with small areas of beech and conifer plantations.	1.2km E
Crowe Hill Meadow	A small, gently sloping, north-facing slope with mesotrophic and slightly calcareous grassland. Supports a substantial population of Bath Asparagus and several orchid species.	1.95km SE
Murhill Bank	A small, steep, south-facing site with unimproved calcareous grassland, scrub and woodland, owned by the parish council and managed as a nature reserve.	2km SE

In addition, there are 29 Sites of Nature Conservation Interest (SNCI) within 2km but none are within 500m of Cleeve Rocks and so they are considered no further in this report.

Species

The following bat species have been recorded within 2km of Cleeve Rocks:

- Greater horseshoe
- Lesser horseshoe
- Barbastelle *Barbastella barbastellus*
- Daubenton's *Myotis daubentonii*
- Natterer's *M. nattereri*
- Whiskered *M. mystacinus*
- Brandt's *M. brandtii*
- Serotine *Eptesicus serotinus*

- Noctule *Nyctalus noctula*
- Common pipistrelle *Pipistrellus pipistrellus*
- Soprano pipistrelle *P. pygmaeus*
- Brown long-eared *Plecotus auritus*.

Nine licences have been granted by Natural England for work affecting bat roosts within 2km of Cleeve Rocks:

- In 2018, at a site which is c.900m to the southeast, a licence was granted for work resulting in the destruction of a resting place used by common pipistrelle and serotine bats.
- In 2018, at a site which is c.900m to the northeast, a licence was granted for work resulting in damage and destruction of a resting place used by lesser horseshoe and greater horseshoe bats.
- In 2018, at a site which is c.1.1km to the southeast, a licence was granted for work resulting in the destruction of a resting place used by common pipistrelle bats.
- In 2012, at a site which is c.1.25km to the southeast, a licence was granted for work resulting in the destruction of a resting place used by soprano pipistrelle bats.
- In 2018, at a site which is c.1.1km to the southeast, a licence was granted for work resulting in damage to and destruction of a resting place and damage to a breeding place used by lesser horseshoe, common pipistrelle, natterer's and serotine bats.
- In 2013, at a site which is c.1.7km to the northwest, a licence was granted for work resulting in the destruction of a resting place used by brown long-eared bats.
- In 2018, at a site which is c.1.7km to the northwest, a licence was granted for work resulting in the destruction of a resting place used by Daubenton's, soprano pipistrelle and common pipistrelle bats as a resting place.
- In 2013, at a site which is c.1.7km to the northwest, a licence was granted for work resulting in the destruction of a resting place used by lesser horseshoe bats.

- In 2011, at a site which is c.1.7km to the northeast, a licence was granted for work resulting in the destruction of a resting and breeding place used by greater horseshoe and lesser horseshoe bats.

The data search results include records of otter *Lutra lutra*, water vole *Arvicola amphibius* and beaver *Castor fiber* along the River Avon and Kennet and Avon Canal but the distance of the site from the nearest watercourse (>500m) and intervening barriers such as roads means the site is not considered suitable for these species. There are also records of hazel dormouse *Muscardinus avellanarius*, badger *Meles meles*, brown hare *Lepus europaeus* and hedgehog *Erinaceus europaeus*, which are considered more relevant to this application.

There are two records of great crested newt *Triturus cristata* within 2km of the site and all four common reptile species (grass snake *Natrix helvetica*, slow worm *Anguis fragilis*, common lizard *Zootoca vivipara* and adder *Vipera berus*) have been recorded within 2km of the site (many of the reptile records are more than 20 years old).

Habitats

The habitats present within the site are:

- Vegetated garden (lawn and amenity shrub planting);
- Building; and
- Hard standing.

Vegetated Garden

The property is surrounded by an amenity garden which includes large areas of mown lawn and amenity shrubs.



Fig 2: The property is surrounded by an amenity garden comprising mown lawn and shrub planting.

This photo taken 15th February 2025.



Fig 3: The garden includes areas of amenity shrub planting.

This photo taken facing west on 15th February 2025.

Buildings

House

The house is a single storey property which has rendered block walls and a slate roof which is lined with a breathable membrane. The property had been unoccupied for a period before this survey was undertaken in February 2025 and there was evidence of damp throughout (including areas of mouldy breathable membrane lining the roof).



Fig 4: The house at Cleeve Rocks is a single storey property with rendered block walls and a slate roof.

This photo taken facing west on 15th February 2025.



Fig 5: The property suffers from damp, which has caused some of the breathable membrane lining the roof to go mouldy.

This photo taken on 15th February 2025.

Studio

In the western part of the garden is a purpose-built studio building which has a timber frame and is clad with timber. The building includes no enclosed void spaces and is fully converted to the mono-pitch roof.



Fig 6: A purpose-built studio in the western part of the garden of Cleeve Rocks.

This photo taken 15th February 2025.



Fig 7: The studio is fully boarded internally, leaving no enclosed void spaces.

This photo taken 15th February 2025.

Garage

At the eastern end of the site is a single storey garage/store/office building which has rendered block walls and a shallow, mono-pitch roof. Doors and windows are uPVC and are kept closed and secured.



Fig 8: The garage/store/office building at the eastern end of the site.

This photo taken 15th February 2025.

Pool Building

There was formerly a swimming pool in the garden of the property (now infilled) and this building had therefore been out of use for some time. It had been closed and secured for many months and no access was initially available, although a window to the rear (south) had been left partly open.

The Pool Building is of the same construction as the house (rendered block walls with a slate roof that is also lined with breathable membrane).



Fig 9: The pool building has the same construction as the house.

This photo taken facing north on 15th February 2025.

Hard Standing

The driveway at the eastern end of the property is hard standing and block paving and there is paving immediately surrounding the house.

Bats

Roosting

House

Externally, the property was examined for potential roost features in the roof, walls, at the eaves and in soffits. The building was found to be generally well sealed but a small number of roof slates were noted to be slipped or lifted and a few gaps were also noted below ridge tiles.

Internally no evidence of bats roosting in the house was found. All areas of the loft space were accessible to the surveyor and no droppings, feeding remains or other evidence of bats was identified, including on top of roof timbers, on the fibreglass insulation or below it.



Fig 10: All areas of the loft space of the house were accessible and no evidence of bats was found.

This photo taken 15th February 2025.

A small number of crevices were noted in the roof of the house and these could be used by roosting bats, although their suitability for this purpose is diminished by the extent of the damp which has started to degrade the membrane which lines the roof.

The house was considered to have Low potential to support roosting bats.

Studio

A small number of crevices were noted in the timber cladding which is across all aspects of this building. The crevices did not appear to be deep or to provide much shelter but given the high quality habitat surrounding the site the building was considered to be potentially suitable for use by crevice dwelling species such as pipistrelle. The Studio was considered to have Low potential to support roosting bats.

Garage

The garage is kept closed and secured and there are no external crevices features in which bats could seek shelter. The fascia and barge boards are all tight fitting and no gaps behind or around them were identified.

The garage was considered to have Negligible potential to support roosting bats.

Pool Building

The Pool Building was not accessible during visits to site in February and July 2025 but access became available in August 2025. At this time a full building inspection was undertaken and evidence of lesser horseshoe bats was found in the loft space of this building. Droppings (c.500 in total) were scattered throughout the loft space of the building and a sample was collected and sent for DNA analysis to confirm species identification. The skeletal remains of a lesser horseshoe bat were also found in the loft space.



Fig 11: The skeletal remains of a lesser horseshoe bat were found in the loft space of the Pool Building in August 2025 and scattered droppings from lesser horseshoe (identified through DNA analysis) were noted throughout the loft space.

Emergence Survey of Studio 2nd July 2025

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

No bats emerged from any part of the Studio but commuting and foraging was noted over the surroundings by common pipistrelle, soprano pipistrelle, serotine, noctule and lesser horseshoe bats.

Full results of this survey are set out in Appendix 2.

Emergence Survey of the House 7th July 2025

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

No bats were recorded emerging from any part of the property during this survey but commuting and foraging was recorded over the garden by soprano pipistrelle, common pipistrelle, serotine and long-eared bats but none of these passes were recorded close to the house or gave any indication of emergence activity.

A small number of passes by lesser horseshoe bats were recorded over the driveway of the property during this survey.

Full results of this survey are set out in Appendix 3.

Static Monitoring of the Pool Building 23rd to 30th August 2025

This period of monitoring was carried out at an appropriate time of the year and in good weather conditions. No constraints to the monitoring were noted.

Calls from lesser horseshoe bats were only recorded during two nights in this monitoring period and in both cases only a small number of calls were detected. The timing of the calls (around 2-3 hours after sunset) indicate that the loft space of the Pool Building was being used as a night roost.

Full results of this survey are set out in Appendix 4.

Commuting and Foraging

The site is within the core zones for lesser and greater horseshoe bats associated with the nearby Bath and Bradford on Avon Bats SAC and it provides excellent habitat for them, supporting woodland edge and open areas in which bats can forage.

A lesser horseshoe night roost has been identified in the Pool Building, which further indicates use of the site when bats associated with the SAC are commuting and foraging through the surrounding landscape.

It was not considered proportionate to carry out monitoring activity at this site as it can reasonably be assumed that lesser and greater horseshoe bats associated with the SAC regularly make use of the site when commuting and foraging through the surrounding landscape.

Badgers

No sett entrances were found within the site boundaries and no other evidence of badgers (latrines, snuffles holes or badger hairs caught on vegetation or fences) were noted but the property is well connected to other areas of suitable habitat for badgers which are likely to use the garden, at least on occasion, when commuting and foraging through the wider landscape.

Hazel Dormouse

It is highly likely that hazel dormouse are present in the woodland that surrounds the property but as no work to the woodland is proposed, no impacts on this species are anticipated.

Great Crested Newt

The habitat in the garden of Cleeve Rocks is suitable for great crested newts to use during the terrestrial phase of their lifecycle, including over the winter hibernation period. However, only two records of great crested newts were returned from within 2km of the site and a review of OS maps did not identify any ponds within 500m.

There is a very small (c.1m x c.1m) amenity pond in the garden of Cleeve Rocks but as there is no wider network of ponds within 500m this was not considered sufficient to support a breeding population of great crested newts and so the site is not considered suitable to support great crested newts as it lacks connectivity to suitable breeding habitat for this species.

Reptiles

The grassland and amenity shrubs within the site provide suitable habitat for reptile species such as slow worm and grass snake and are well connected to other areas of suitable habitat for reptiles in the surrounding landscape.

Nesting Birds

The amenity shrubs in the garden of the property provide suitable habitat for nesting birds between March and August (inclusive).

There was no evidence of birds nesting in or on any of the buildings within the site boundaries at the time of surveys and site visits in February, July and August 2025.

Other Species

Hedgehog

The site is suitable for hedgehogs, which could commute and forage through the garden and seek shelter, including over the winter hibernation period, in the amenity shrub planting.

LEGISLATION

Bats

Bats are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and under Section 9 of the Wildlife and Countryside Act 1981.

Under this legislation it is an offence to:

- Kill, injure or handle a bat;
- Possess a bat (whether alive or dead);
- Disturb a roosting bat; or
- Sell (or offer for sale) a bat (without an appropriate licence).

In addition, it is an offence to damage, destroy or obstruct access to a bat roost, whether it is currently in use or not.

Where bats are present within a feature or structure on a development site in England, a licence may be granted by Natural England for works to alter or remove the roost. Licence applications can only be made once full planning permission has been granted and a suitable mitigation strategy (set out in a detailed Method Statement) forms an essential part of this application process. Works are likely to be seasonally restricted and must be carried out in accordance with the Method Statement agreed with Natural England.

Reptiles

All native reptile species are protected against intentional or reckless killing or injury by the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act.

The habitat of the four common species of reptile (common lizard *Lacerta vivipara*, slow worm, adder *Vipera berus* and grass snake) does not receive additional protection.

Nesting Birds

The Wildlife & Countryside Act 1981 protects bird species in the UK and makes it an offence to:

- Intentionally kill, injure or take a wild bird;

- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- Intentionally take or destroy the egg of any wild bird.

Other offences under this legislation relate to taking and possessing specimens or the eggs of wild birds.

Hedgehog

Hedgehogs are a Species of Principal Importance (SoPI) under Section 41 of the NERC Act (2006) and should, as such, be conserved through the planning process. Hedgehogs would also fall under the provisions of the Wild Mammals (Protection) Act, 1996, which prevents certain cruel acts against wild mammals.

DISCUSSION AND CONCLUSIONS

Habitats

The on-site habitats have been managed as part of an amenity garden for many years and as such they are not intrinsically ecologically valuable. However, the property is surrounded by a SSSI woodland which is highly ecologically valuable. No work to the woodland is proposed but it will be necessary to ensure that construction works don't accidentally impact on the woodland and this can be ensured through compliance with a Construction Ecological Management Plan (CEMP) which could be secured as a condition of any forthcoming planning consent.

This is a self-build application and as such is exempt from Biodiversity Net Gain (BNG) requirements.

Bats

Roosting

Surveys at Cleeve Rocks have confirmed that the house, studio and garage are all unsuitable for roosting bats but a lesser horseshoe night roost has been identified in the Pool Building. This roost will be destroyed when the Pool Building is demolished and in order to proceed lawfully, demolition of the structure will require a licence from Natural England.

An application to Natural England for a licence can be made once any necessary planning permission has been granted and all conditions relating to wildlife have been discharged. When the licence is granted, and before any work to the Pool Building is carried out, the ecologist will carry out an inspection survey of this area of the property, looking for any evidence of lesser horseshoe bats using the building at this time. If none are visible the doors, windows and any other features which could provide fly-in access to the building will be blocked and a static detector will be left in the building overnight. If the detector has recorded no bat activity within the building the following morning work can go ahead to demolish the building immediately. If bat activity within the building is detected further steps to exclude horseshoe bats will be taken and a second night of static monitoring completed. Demolition of the Pool Building will not commence until the ecologist has confirmed that lesser horseshoe bats have been excluded.

The roost at this site is of low conservation significance (Figure 4, Bat Mitigation Guidelines) and so works which have the potential to disturb bats or their roosts can be carried out at any time of the year, but not when daytime temperatures are below 8°C, in heavy rain or strong winds.

Mitigation

A replacement bat loft will be created in the new dwelling at this site to replace the night roost in the Pool Building which is to be lost. The bat loft will be in an enclosed void on the northern aspect of the new dwelling and in a location which will not be disturbed by light spill or any other human activity.

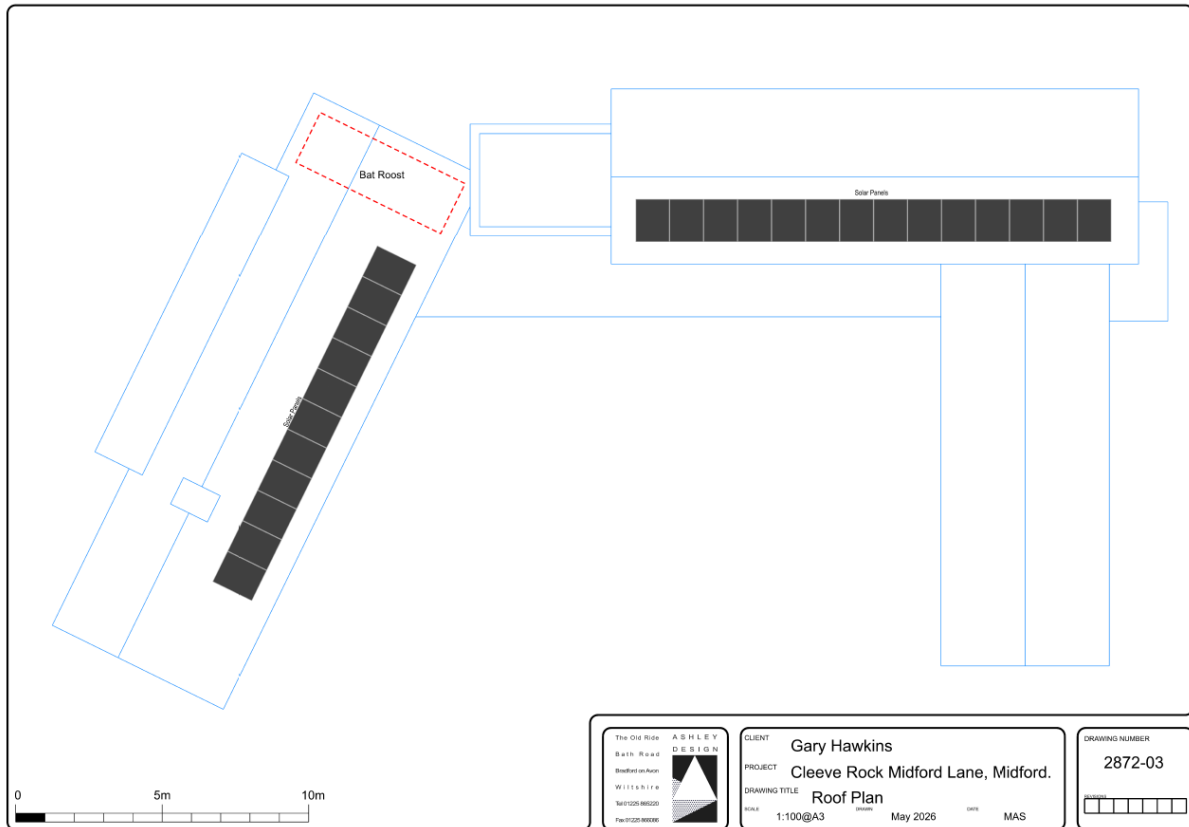


Fig 12: A bat loft will be created for lesser horseshoe bats in the northern part of the new dwelling at Cleeve Rocks.

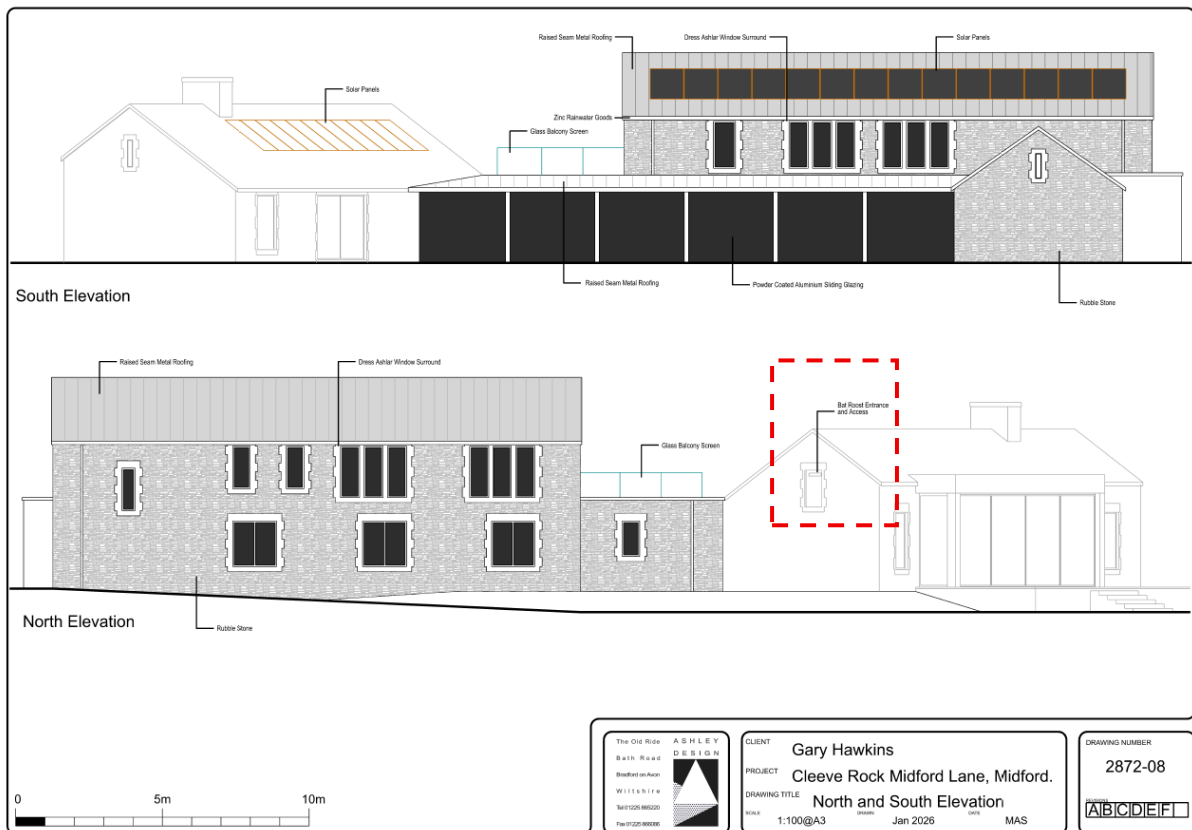
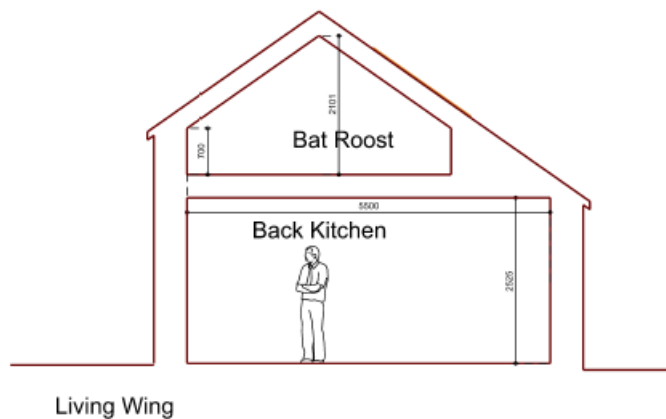


Fig 13: The access to the new bat loft will be positioned away from disturbance from human activity and light spill.

Fig 14: The bat loft will be 2.1m high to the ridge.



Commuting and Foraging

The site supports habitat which is of value to bats when commuting and foraging and is connected to other areas of high-quality habitat for this purpose in the surroundings. The landscape proposals for the site (Landscape and Visual Appraisal, May 2026, WH Landscapes) include the retention of an amenity garden,

which will protect connectivity for bats commuting and foraging through the wider landscape.

External lighting of the new dwelling will be kept to a minimum and will not be allowed to shine onto boundary vegetation. Where external lighting is required for the purposes of safety or security, this will comply with ILP Guidance Note 8 and will be installed to the following specification:

- LED luminaires with a warm white (<2700 kelvin) spectrum
- Peak wavelength higher than 550nm
- External lighting will use motion sensors and be set to a short timer (c.1 minute)
- Luminaires with an upward light ration of 0% will be used.

A Lighting Impact Assessment carried out by The Lighting Bee Ltd (April 2026) has confirmed that, with appropriate mitigation measures incorporated, lux levels can be retained below 0.5lux along the woodland edge and so the site will continue to provide a suitable dark corridor through the landscape for bats, including lesser and greater horseshoe bats associated with the nearby Bath and Bradford on Avon Bats SAC.

Badgers and Hedgehogs

No badger setts or other evidence of badgers such as snuffle holes, latrines or pathways was found but badgers are likely to commute through the site on occasion. The site also provides suitable habitat for hedgehogs, including for nesting and hibernation over the winter months in the retained boundary hedgerows and scrub.

The following steps should be taken to avoid accidental harm to animals during development works:

- Any trenches that have to be left open overnight must be adapted so that any animal that falls into it is able to escape, either by leaving a gradient at one end, or placing a structure (such as a plank of wood) in the trench to allow animals to climb out;
- Drainage or other pipework should be sealed at both ends overnight; and
- Anything that may present a fire or other hazard (eg. stored chemicals) should be kept securely locked and made inaccessible to wild animals moving around the site at night.

Reptiles

The site supports habitat that is suitable for common reptile species such as slow worm and grass snake. No further survey work has been carried out for these species as impacts on potentially suitable reptile habitat will be temporary and on completion of construction and landscaping works the site will continue to provide habitat for reptiles and connectivity to other areas of suitable habitat for reptiles will be retained.

To protect individual animals from harm during construction, the following precautionary working methods will be adopted.

Precautionary Working Methods

April – September (Inclusive)

Where site works are to be carried out over the spring and summer months, when reptiles are active and could be present within the garden of the property, the following approach to site preparation is recommended in order to avoid negative impacts on them.

Prior to any works commencing, and before any delivery of materials for the works, all vegetation in the construction area should be progressively mown to gradually reduce the length and density of the vegetation on site. The final cut should be as close to the ground as possible without scouring. Progressive mowing carried out over several days will encourage any reptiles present to move out of the development area into surrounding retained habitat. Once the vegetation has been mown to ground level it must be kept close mown until works on site are complete. If the vegetation is allowed to re-grow reptiles may move back onto the development site and a progressive mowing regime should be reinstated to prevent harm to animals that have returned.

October – March (Inclusive)

The base of amenity shrub planting are suitable for reptiles (and hedgehogs) when seeking shelter over the winter hibernation period. Any removal of the root system of amenity shrubs should avoid the winter hibernation period.

Nesting Birds

The amenity shrubs in the garden of the property are suitable for nesting birds and removal of this vegetation should avoid the active nesting season (March to August, inclusive).

No evidence of birds nesting in or on the buildings has been identified.

Ecological Enhancement

To provide enhancement the following integrated features will be provided for the benefit of nesting birds and invertebrates in the new dwelling at Cleeve Rocks:

- Three [Vivara Pro WoodStone® House Sparrow Nest Box | NHBS Practical Conservation Equipment](#) will be built into the northern face of the new dwelling, at a minimum height of 2m.
- Three [Solitary Bee Bricks | NHBS Practical Conservation Equipment](#) to be built into the south and east aspects of the new garage at a height of c.1m. These locations will be close to proposed garden planting and in a sheltered but sunny area.

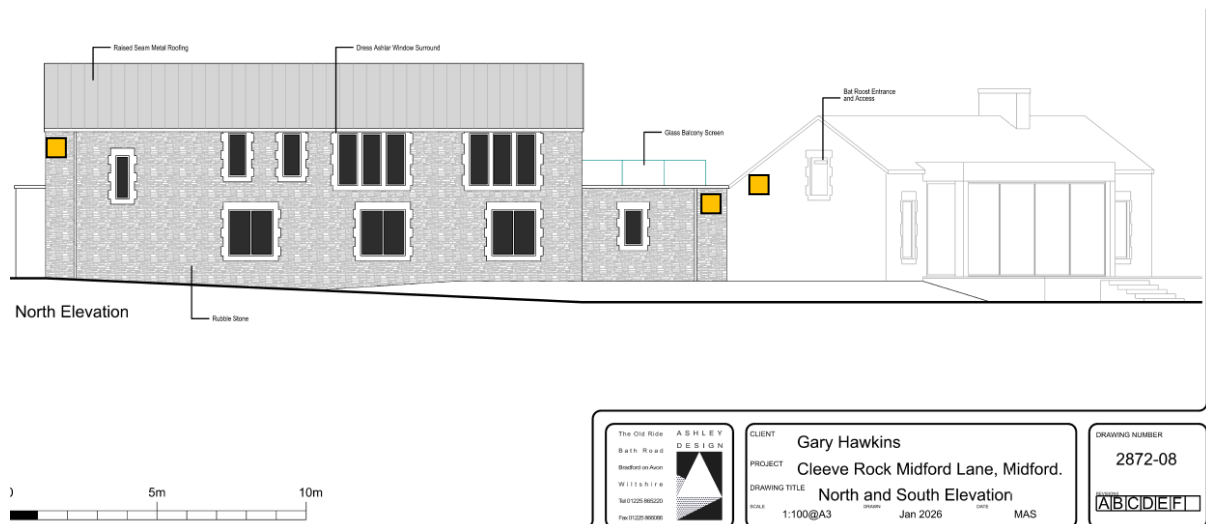


Fig 15: Three dual chamber integrated house sparrow nest box will be installed at a minimum height of 2m in the north face of the new dwelling.

- [Vivara Pro WoodStone® House Sparrow Nest Box | NHBS Practical Conservation Equipment](#)

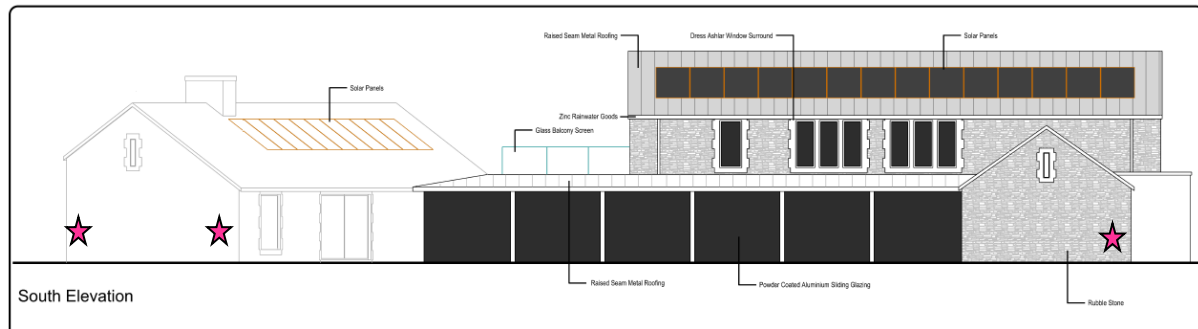


Fig 16: Three integrated solitary bee bricks will be installed at a height of c.1m in the south face of the new dwelling.

★ [Solitary Bee Bricks | NHBS Practical Conservation Equipment](#)

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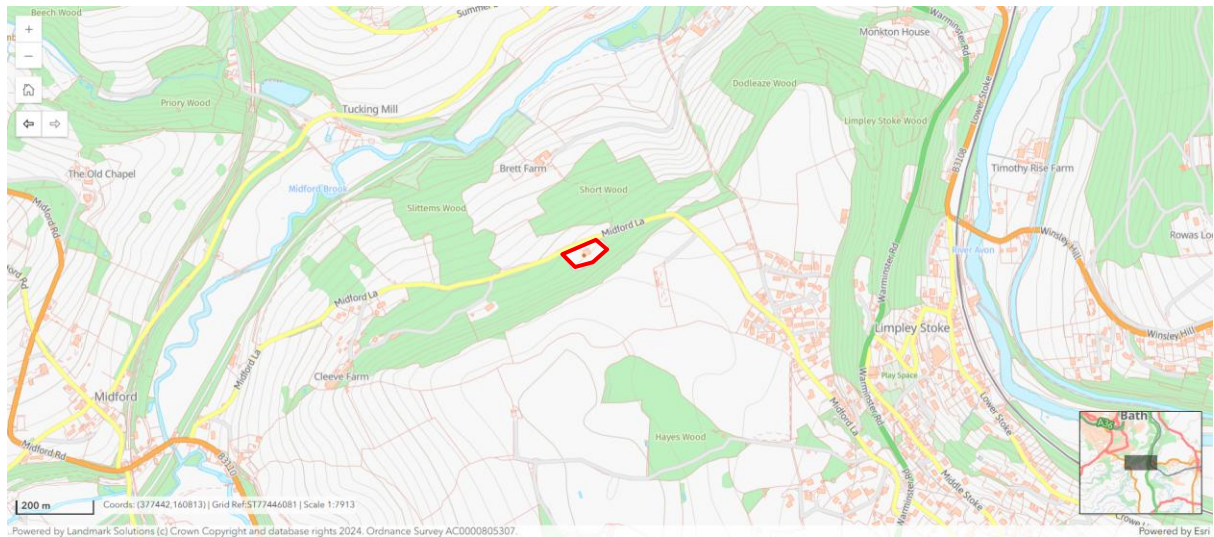
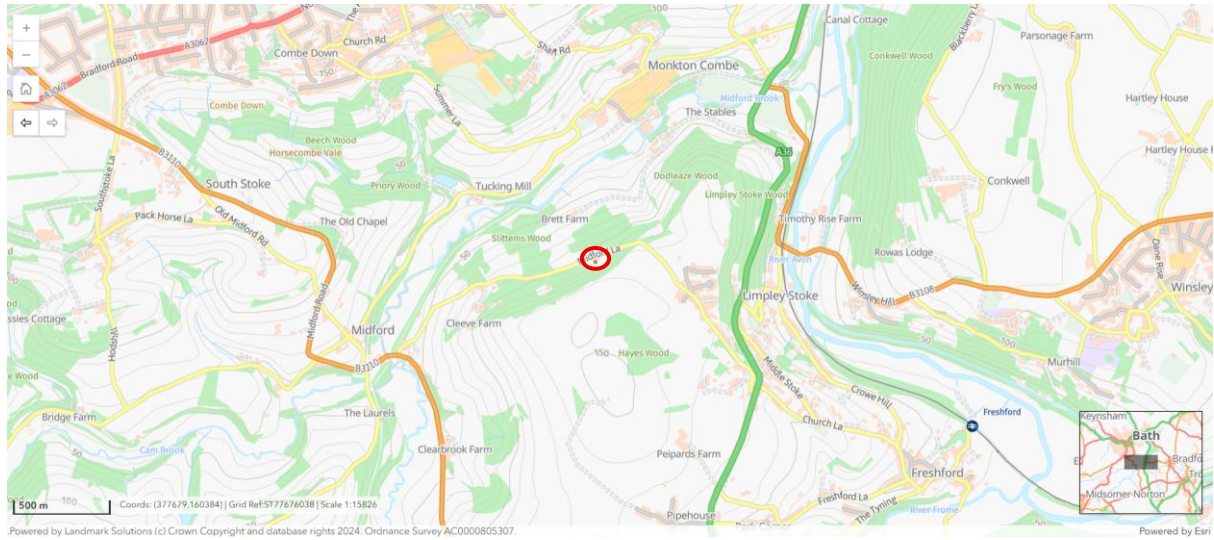
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Bats and Artificial Lighting in the UK. Guidance Note 08/23. 2023. Institution of Lighting Professionals.

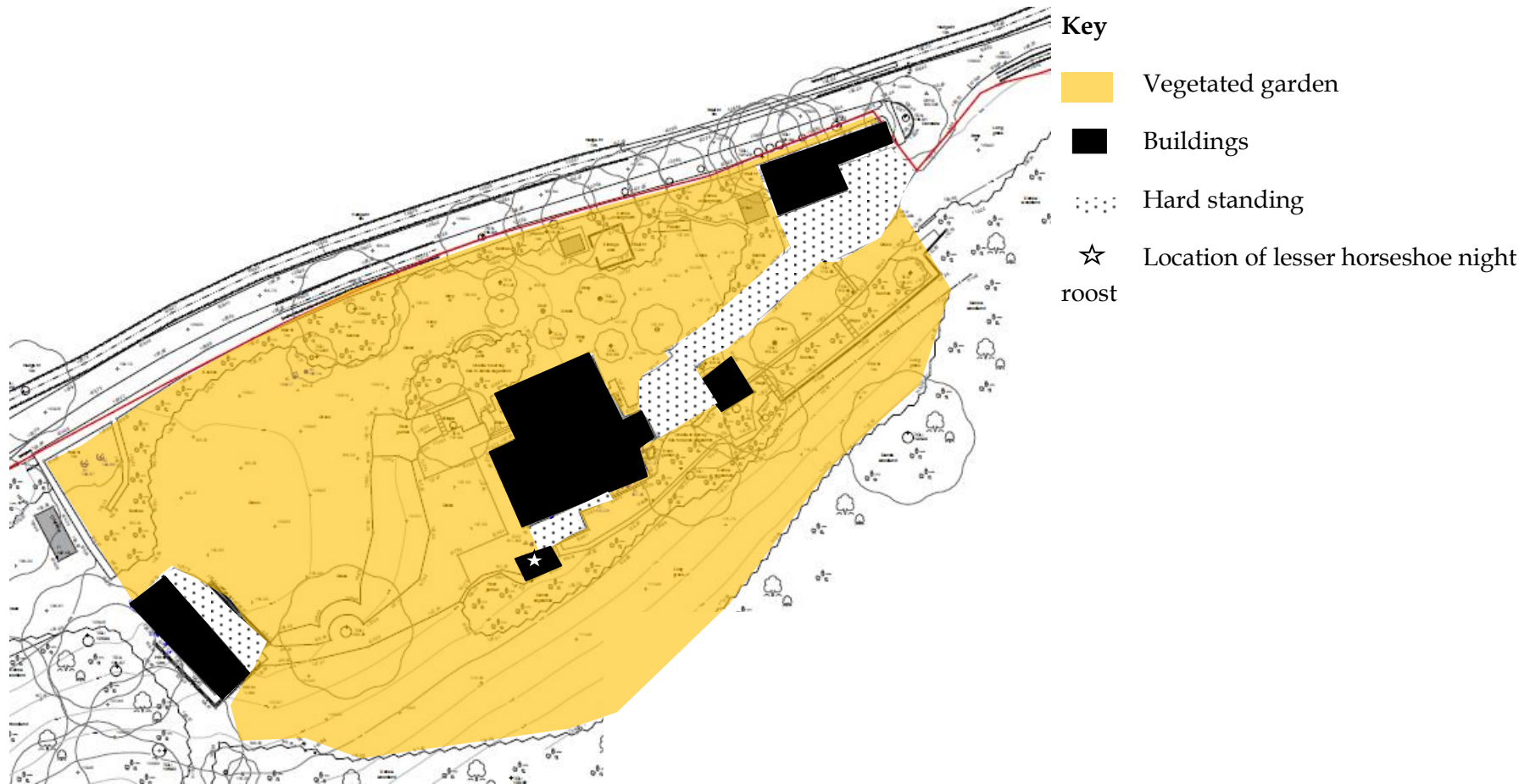
Cleeve Rocks, Midford Lane, Bath, BA2 7DF. Landscape and Visual Appraisal for Replacement Dwelling. May 2026. WH Landscape Consultancy Ltd.

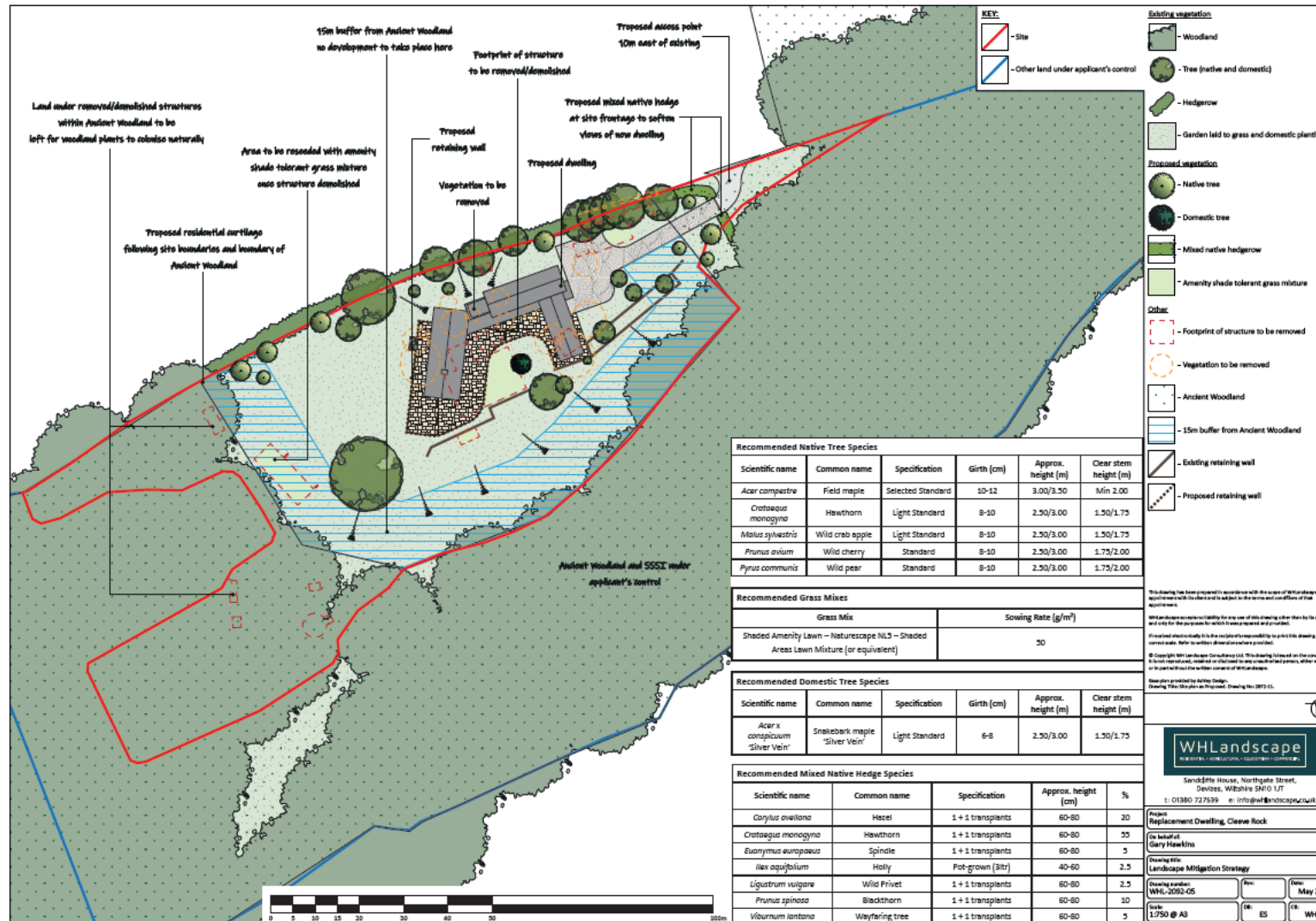
Cleeve Rock, Midford. Lighting Impact Assessment. April 2026. The Lighting Bee Ltd.

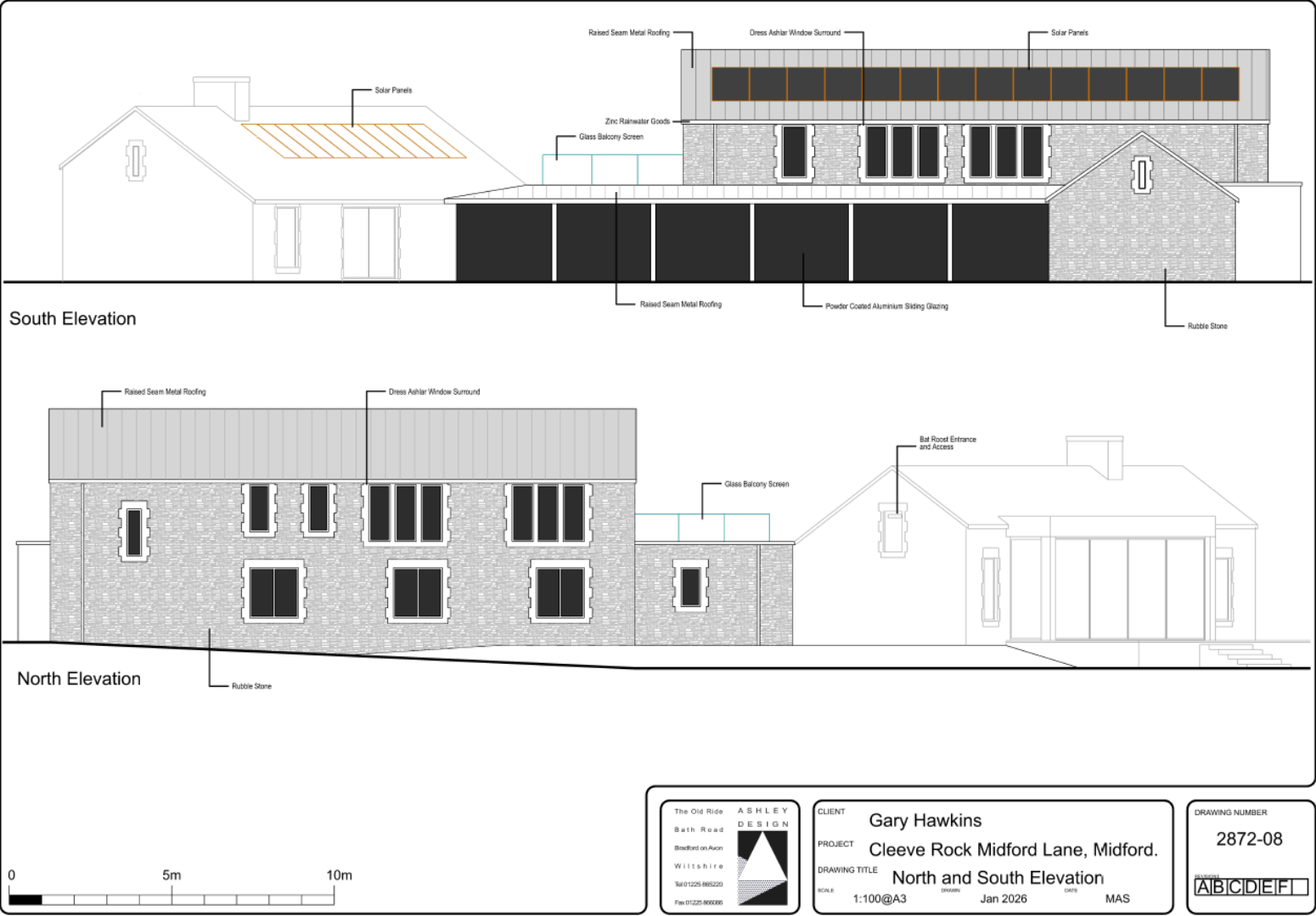
APPENDIX 1: SITE MAPS

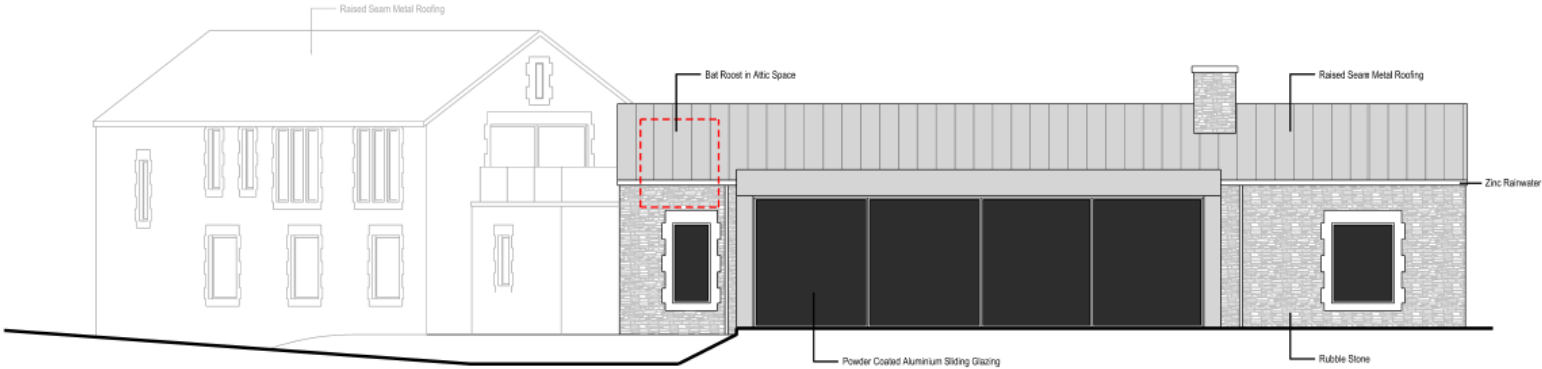


Habitat Map









West Elevation



East Elevation



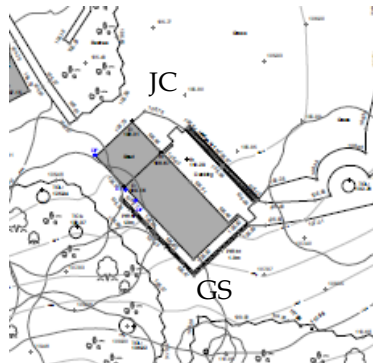
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PROJECT Cleeve Rock Midford Lane, Midford.
DRAWING TITLE East and West Elevation
SCALE 1:100@A3 DATE Jan 2026 DRAWN BY MAS

DRAWING NUMBER 2872-07
REVISIONS
A B C D

APPENDIX 2: EMERGENCE SURVEY 2ND JULY 2025



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Survey Sheet – Bat Activity

Site Name: Cleeve Rocks, Midford Lane Date: 02/07/2025

Weather Conditions: 0% cloud, dry, B1-2

Max Temp: 19.6°C

Min Temp: 16°C

Sunset Time: 2128

Survey Type: Emergence

Survey Starts: 2113

Survey Ends: 2258

Surveyor: GS

Survey Kit Used:

EM Touch Pro 2

Nightfox Whisker

Time	Map Ref	Species	Activity
2154		No call	1 bat foraging around surveyor, arrived from woodland to south
2200		55 pip	HnS
2211		55 pip	Faint – HnS
2214		55 pip	Faint – HnS
2219		Serotine	HnS
2230		45 pip	HnS, quite faint
2250		45 pip	Faint calls HnS

Survey Sheet – Bat Activity

Site Name: Cleeve Rocks, Midford Lane Date: 02/07/2025

Weather Conditions: 0% cloud, dry, B1-2

Max Temp: 19.6°C

Min Temp: 16°C

Sunset Time: 2128

Survey Type: Emergence

Survey Starts: 2113

Survey Ends: 2258

Surveyor: JC

Survey Kit Used:

Batlogger M

Pixfra Arc A613

Time	Map Ref	Species	Activity
2211		55 pip	Foraging around surveyor
2214		Serotine	Commuting through to the north
2226		45 pip	HnS
2230		45 pip	Foraging HnS
2231		Noctule	HnS
2232		55 pip	Foraging HnS
2233		Serotine	Foraging HnS
2237		LHS	Commuting through the garden
2241		55 pip	Foraging HnS
2244		Noctule	Faint calls HnS
2246		LHS	HnS
2250		45 pip	Commuting through garden
2254		LHS	HnS

APPENDIX 3: EMERGENCE SURVEY 7TH JULY 2025



stark ecology ltd

Survey Sheet – Bat Activity

Site Name: Cleeve Rocks, Midford Lane Date: 07/07/2025

Weather Conditions: 50-100% cloud, no rain, B2

Max Temp: 19.6°C

Min Temp: 16.1°C

Sunset Time: 2126

Survey Type: Emergence

Survey Starts: 2111

Survey Ends: 2256

Surveyor: GS

Survey Kit Used:

EM Touch Pro 2

Nightfox Whisker

Time	Map Ref	Species	Activity
2116		55 pip	Flying high above house
2155		55 pip	Flew through garden W to E
2204		Serotine	Commuting over roof of house
2208		55 pip	Foraging over garden
2215		45 pip	HnS
2222		45 pip	HnS

Survey Kit Used:

EM Touch Pro 2

Canon XA11

Survey Sheet – Bat Activity

Site Name: Cleeve Rocks, Midford Lane Date: 07/07/2025

Weather Conditions: 50-100% cloud, no rain, B2

Max Temp: 19.6°C

Min Temp: 16.1°C

Sunset Time: 2126

Survey Type: Emergence

Survey Starts: 2111

Survey Ends: 2256

Surveyor: RC

Time	Map Ref	Species	Activity
2149		55 pip	HnS
2155		55 pip	Foraging around surveyor
2155		Serotine	HnS
2158		55 pip	Foraging HnS
2202		55 pip	HnS
2203		LE	Foraging close to house
2204		Serotine	HnS
2208		55 pip	HnS
2213		Serotine	HnS
2220		LE	Foraging over garden
2222		45 pip	HnS
2223		LE	Foraging over garden
2223		55 pip	HnS
2234		Noctule	HnS

Survey Sheet – Bat Activity

Site Name: Cleeve Rocks, Midford Lane Date: 07/07/2025

Weather Conditions: 50-100% cloud, no rain, B2

Max Temp: 19.6°C

Min Temp: 16.1°C

Sunset Time: 2126

Survey Type: Emergence

Survey Starts: 2111

Survey Ends: 2256

Surveyor: EG

Survey Kit Used:

EM Touch Pro 2

Canon XA25

Time	Map Ref	Species	Activity
2149		55 pip	Commuting through garden
2155		Serotine	HnS
2156		45 pip	Foraging through garden
2158		55 pip	Foraging HnS
2207		55 pip	HnS
2208		55 pip	Foraging around surveyor
2213		Serotine	HnS

Survey Kit Used:

Batlogger M

Pixfra Arc A613

Survey Sheet – Bat Activity

Site Name: Cleeve Rocks, Midford Lane Date: 07/07/2025

Weather Conditions: 50-100% cloud, no rain, B2

Max Temp: 19.6°C

Min Temp: 16.1°C

Sunset Time: 2126

Survey Type: Emergence

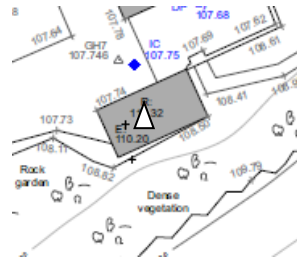
Survey Starts: 2111

Survey Ends: 2256

Surveyor: JC

Time	Map Ref	Species	Activity
2116		55 pip	Commuting through garden
2158		55 pip	Commuting through garden
2202		LHS	Commuting east along driveway
2204		Serotine	Foraging over garden
2208		55 pip	Foraging HnS
2215		45 pip	Foraging HnS
2222		45 pip	Foraging HnS
2223		55 pip	Foraging over garden
2228		Serotine	Commuting through garden
2231		LHS	HnS commuting along driveway
2241		Serotine	Foraging HnS
2254		Noctule	HnS

APPENDIX 4: STATIC MONITORING RESULTS OF POOL HOUSE AUGUST 2025



△ Position of static detector for seven nights in August 2025 (23rd – 30th August 2025)

Date	Time	Species
23/08/2025	2327	Lesser horseshoe
23/08/2025	2333	Lesser horseshoe
23/08/2025	2345	Lesser horseshoe
24/08/2025	2208	Lesser horseshoe

No other bat activity was recorded during this period although the detector remained functional throughout.