

Grange Farm - Agricultural Barn

Preliminary Roost Assessment

Prepared on behalf of Mr Ben & Mrs Elisabeth Stanway

May 2026

Grange Farm - Agricultural Barn

Ecology 9127

Version 01

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Appendix A: Site Location

1.0 Executive Summary

- 1.1 The Client is proposing to submit an application for alterations to the agricultural barn at Grange Farm, Dukes Lane, Warminster, BA12 7HY to facilitate Class E (d) use.
- 1.2 The barn was considered to have negligible potential to support roosting bats as no obvious potential roost features were identified. No further surveys are required.
- 1.3 The barn is located in an active farmyard, the majority of the surrounding habitat comprise developed land; sealed surface and artificial unvegetated; unsealed surface associated with the yard and access with a small area of short sward modified grassland dominated by nettle along the eastern and northern edge of the building.
- 1.4 The site presents an opportunity to provide additional roosting sites for bat and bird species by enhancing the site, in compliance with national and local planning policy.

2.0 Introduction

Background

- 2.1 Pro Vision Ecology were commissioned in April 2026 to carry out a Preliminary Ecological Appraisal of Grange Farm, Dukes Lane, Warminster, BA12 7HY.
- 2.2 As impacts associated with the barn are limited to the building a Preliminary Roost Assessment was undertaken to inform a forthcoming application to Wiltshire Council. For the site location refer to **Appendix A**.
- 2.3 This report summarises the findings of the initial PRA. The results set out within this report are valid for 18 months from the issue date.

Site Description

Surrounding area

- 2.4 The application site is located at Grange Farm. The surrounding area comprises agricultural buildings, a farmyard, arable land and rural residential dwellings. The wider site is delineated by native hedgerows, tree belts and woodland in the east of the client's ownership.

Development site

- 2.5 The site comprises one barn located on the eastern edge of an active farmyard. No vegetation or habitats are present within the building. The immediate surroundings comprise predominantly developed land; sealed surface and artificial unvegetated; unsealed surface associated with the yard and access with a small area of short sward modified grassland dominated by nettle along the eastern and northern edge of the building.

Brief

- 2.6 To conduct a PRA of the Barn at Grange Farm to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation

- 2.7 Bats are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:
- deliberately capture, injure or kill any such animal;
 - deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;
 - to impair its ability to hibernate or migrate;
 - to affect significantly the local distribution or abundance of that species; or
 - damage or destroy a breeding site or resting place of any such animal; or
 - intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
 - intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.
- 2.8 In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:
- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
 - Lesser horseshoe bat (*Rhinolophus hipposideros*);
 - Bechstein's bat (*Myotis bechsteinii*);
 - Barbastelle (*Barbastella barbastellus*);
 - Greater mouse-eared bat (*Myotis myotis*).
- 2.9 In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

3.0 Methodologies

Desk Study

- 3.1 The Defra run website MAGIC was consulted to establish the presence of granted licence applications within two kilometres of the site. In addition to this records were requested from Wiltshire & Swindon Biological Records Centre (WSBRC) within one kilometre of the site.

Preliminary Roost Assessment

- 3.2 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An external inspection of the building was conducted by CL20 licenced ecologist Alex Hannam MCIEEM (Licence number available on request) on the 15th April 2026. During the survey it was overcast with no wind and an ambient temperature of 13°C. Any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 1** below.

Table 1: Assessment of buildings to support roosting bats

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

Site constraints

- 3.3 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the buildings on site for bats, due regard was paid to

the noting of features that have the potential to support crevice dwelling species. Consequently, it is not possible to definitively conclude that bats are absent from these areas.

4.0 Results and Analysis

Desk Study

- 4.1 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). No records of a granted EPSL's were returned within two kilometres of the site. However, lesser horseshoe (*Rhinolophus hipposideros*), brown long-eared (*Plecotus auritus*), serotine (*Cnephaeus serotinus*) and common pipistrelle (*Pipistrellus pipistrellus*) roosts have been identified in three buildings at Grange Farm, outside the application boundary.
- 4.2 The presence of bat roosts in the area indicate that bats might use the site for foraging, commuting and roosting if suitable habitat and roosting locations are present.

Preliminary Roost Assessment

Barn

- 4.3 This building comprises a large barn which is open on the eastern elevation. The barn is constructed from metal beams with a pitched corrugated cement sheet roof. The walls comprise partially of timber sleepers and corrugated cement sheets (**Figures 1-4**).



Figures 1 -4: Barn

- 4.4 The barn was considered to have negligible potential to support roosting bats as whilst access and egress opportunities were available no obvious potential roost features were identified.
- 4.5 No evidence of barn owl was recorded during the PRA. Bird nests were present between the steel frame and corrugated cement sheet roof at the apex of the barn. Recommendations have been provided in **Section 5.0** to ensure nesting birds are not impacted during the works.

5.0 Mitigation and Enhancements

Impacts and Required Mitigation for the Proposed Development

Bats - Lighting

- 5.1 The site is situated in a rural location and it is anticipated the site will be used by the local bat population for foraging and commuting intermittently.
- 5.2 The only feature likely to be of value for foraging and commuting bats within the immediate area are the line of trees southwest of the menage and native hedgerows which surround the paddocks. These habitats are outside the application boundary. Any lighting proposed should avoid being directed onto these habitats.
- 5.3 Any lighting proposed should also adhere to the following principles (ILP, 2023):
- LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the building.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

Birds

- 5.4 The barn provides suitable habitat for nesting birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Any works which may exclude nesting birds from the building must be scheduled to avoid peak bird nesting season (1st March to 31st August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.
- 5.5 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented, and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

Enhancement Measures for the Proposed Development

- 5.6 In accordance with the Natural Planning Policy Framework (NPPF, 2024), development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. The site comprises exclusively of developed land; sealed surface, and the site has a baseline score of zero habitat units. The development is therefore exempt from mandatory Biodiversity Net Gain as outlined by the Environment Act 2021.

- 5.7 However net gains can be delivered by included by creating crevice roosting opportunities between the timber cladding..

6.0 References and Bibliography

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

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

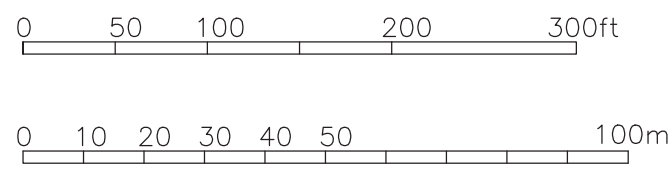
JNCC (2004). Bat Workers Manual 3rd Edition. JNCC.

National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Appendices

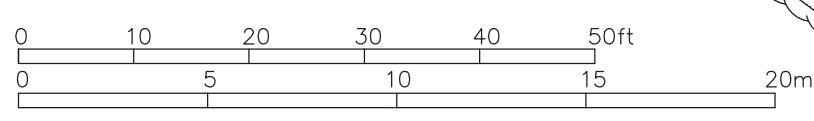
Appendix A: Site Location

SITE LOCATION PLAN
SCALE 1:1250



- Application boundary
Other land under the Applicant's ownership

PROPOSED BLOCK PLAN
SCALE 1:200



Application area

Vehicle parking and turning area

P1 22.05.26		Issued for Planning	
REV	DATE	AMENDMENT	
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PLANNING		ISSUE	JOB
2683			
DAR		DRAWN	DATE
1:250 / 200		SCALE	REV
12.05.26		DATE	P1
20-81			

SCALES CORRECT WHEN PLOTTED AT A1