

PRELIMINARY ECOLOGICAL APPRAISAL
REPORT

NORTH BARN ALLENMEAD FARM,
PATNEY, WILTSHIRE

By

stark ecology^{ltd}

JUNE 2026

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INTRODUCTION

Stark Ecology Ltd was asked by Erigo Passivhaus Ltd to carry out a Preliminary Ecological Appraisal of the north barn and immediately surrounding land at Allenmead Farm, Patney, Wiltshire. The barn is proposed for replacement with a four bedroom dwelling utilising existing access and parking areas.

The site is located at OS Grid Reference SU 072 588 in a rural area to the north of the village of Patney and is surrounded by mixed farmland with good hedgerow and woodland connectivity.



Fig 1: North Barn, Allenmead Farm, Patney is surrounded by mixed farmland with good hedgerow and woodland connectivity.

The Preliminary Ecological Appraisal was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2025-85991-CLS-CLS) on 27th May 2026 when the sky was clear with a light wind. The temperature was c.28°C.

METHODOLOGY

Data Search

The MAGIC website was used to search for details of protected and designated sites within 2km and for details of any European Protected Species licences which have been granted by Natural England for work at sites 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: The barn will be demolished so was surveyed in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust, for evidence of, or potential for, the structure to support roosting bats. The on-site habitats were assessed for their value to bats when commuting and foraging.

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.

Hedgehog: The habitats on site were assessed for their suitability to support hedgehog.

Limitations

This survey provides a brief snapshot of the site at the time the work was carried out and while every step was 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 River Avon System Site of Special Scientific Interest (SSSI) is c.640 m to the south of the site. The river is designated as it is a large, lowland river system that includes sections running through chalk and clay, with transitions between the two.

There are no Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within 2 km of the north barn at Allenmead Farm.

The site lies within the North Wessex Downs Area of Outstanding Natural Beauty.

Woodland 129 m to the north of the site is identified as Deciduous Woodland Priority Habitat. There are 23 identified within 2 km, six within 500 m. A block of woodland pasture was 1194 m southwest.

Species

The MAGIC website lists one European Protected Species licence granted for work within 2 km of the site:

- In 2016 a licence was granted damage to the resting place of brown long eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, serotine *Eptesicus serotinus* and soprano pipistrelle *P. pygmaeus*.

Preliminary Ecological Appraisal

The site supports the following habitats:

- Bare ground with sparse vegetation.
- Building.

Bare ground with sparse vegetation

The existing barn is surrounded by bare ground with sparse vegetation, dominated by grasses.



Fig 2: The existing barn is surrounded by bare ground with sparse vegetation, dominated by grasses.

Building

The existing barn is a double height steel frame structure with the walls made of untreated sleepers, blocks, untreated corrugated metal sheets and untreated corrugated cement fibre sheets. The front doors were metal rollers which are kept closed and secured. The barn was sealed but opened for the survey so all the internal space was accessible.

The roof is untreated, unlined corrugated cement fibre sheets with no separate roof void.

The barn was being used for storage at the time of the survey.



Fig 3: The existing barn is a double height steel frame with the walls made of untreated sleepers, blocks, untreated corrugated metal sheets and untreated corrugated cement fibre sheets.



Fig. 4: The roof was untreated corrugated cement fibre sheets with no covering or roof void. One wall had untreated sleepers exposed while the rest were untreated corrugated cement fibre and untreated corrugated metal.



Fig 5: The barn was used for storage at the time of the survey.

Bats

Roosting

All areas of the barn were accessible to the surveyor and no evidence of bats was found, including on the floor, walls or on any of the items stored in the barn.

The roof and walls of the barn are unlined and as such do not support crevices in which roosting bats could seek shelter. All faces of the barn were inspected internally and externally to ensure no crevices were missed and none were identified.

Commuting and Foraging

Within the site boundary there was only low potential foraging habitat provided by the sparse vegetation. No external lighting was observed to discourage bats from flying around the bar and connecting to the woodland and hedgerow networks in the surroundings which provide high quality habitat for bats to use when commuting and foraging.

Badgers

No setts or other evidence of badgers were identified within the site but it supports suitable habitat for them as they commute and forage through the surrounding landscape.

Great Crested Newts

A review of OS Maps has identified no ponds within 500m of the site. As such, the site lacks connectivity to suitable breeding habitat for great crested newts and this species is not considered to be present.

Reptiles

The sparse vegetation surrounding the barn is suitable to support common reptile species such as slow worm *Anguis fragilis* but only in very low numbers.

Nesting Birds

Old bird nests (pigeon *Columba palumbus* and swallow *Hirundo rustica*) were noted inside the barn at the time of the survey but these showed no signs of current or recent use and as the barn is kept closed and secured, there is no fly-in access to these nests. As a result, the barn was found not to be supporting active bird nests at the time of this survey.

There is no vegetation surrounding the barn which could be used by nesting birds.



Fig 6: Swallow nest at the southeast.



Fig 7: Pigeon nest at the southwest.

Hedgehog

The site supports suitable habitat for hedgehogs to use when commuting and foraging through the wider landscape at night.

LEGISLATION

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 site does not lie within or immediately adjacent to any designated, protected or Priority habitats and as the site comprises bare ground with sparse vegetation, the habitat within the site and that will be affected by the proposals have limited intrinsic ecological value.

Bats

Roosting

No evidence of bats roosting in the barn was identified and the potential for the building was found to be Negligible. No further surveys are required.

Commuting and Foraging

The on-site habitats are part of a landscape which provides commuting and foraging ground for bats. The proposals will not result in any loss of commuting and foraging habitat or any severance of habitat connectivity.

Lighting of the replacement dwelling is to 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.

Badgers and Hedgehog

No badger setts have been identified at the site but badgers could commute through when moving through the surrounding landscape. The following steps will be taken to avoid accidental harm to badgers and other wildlife (including hedgehog) moving across the site during construction 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;

- 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. 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 in the vegetation surrounding the barn, 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 footings of the barn provide suitable crevices in which reptiles could seek shelter over the winter hibernation period. Areas of hard standing surrounding the building are also suitable for these purposes. The removal of the footings and hard standing

will be carried out between April and September, when reptiles are active and will not be hibernating in these areas of the site.

Nesting Birds

The interior of the barn has supported nesting birds in the past, although these were not in use at the time of this survey and as the barn is kept closed and secured there is no longer access to these nest sites. As a precaution, and given the protection afforded to all breeding birds, their nests, eggs and young, it is strongly recommended that the removal of structures that offer potential nesting habitat for breeding birds should be undertaken between October and February, inclusive, outside of the main bird breeding season.

It should be noted that significant delays can result to works being undertaken during the breeding bird season and, as such, it is strongly recommended that all destructive works, where possible, are completed during the winter months.

REFERENCES

<http://www.magic.defra.gov.uk/>

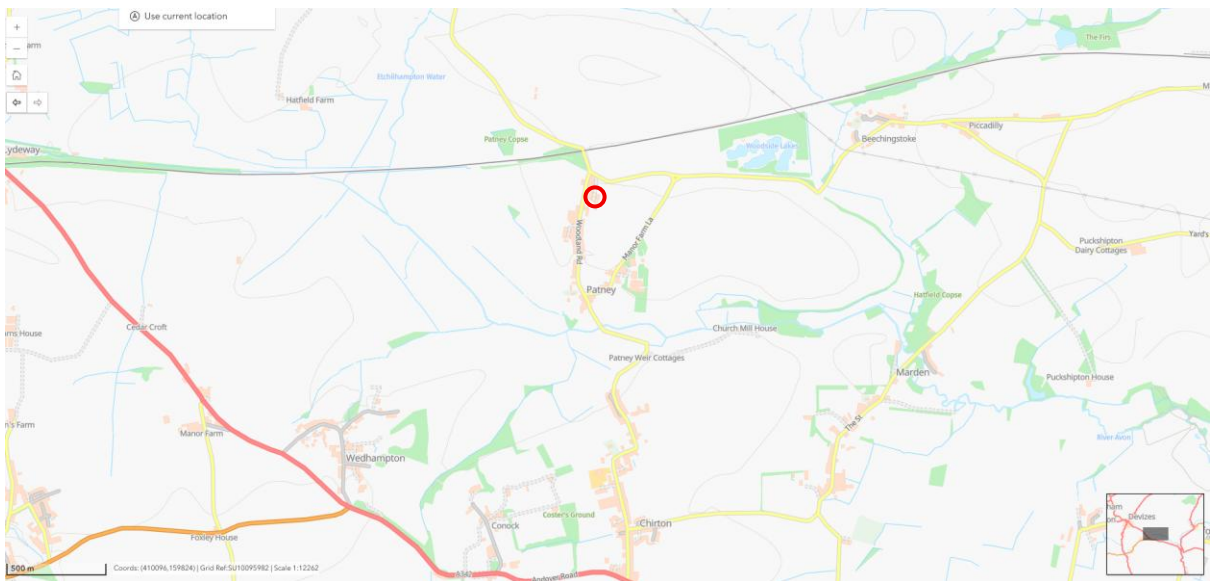
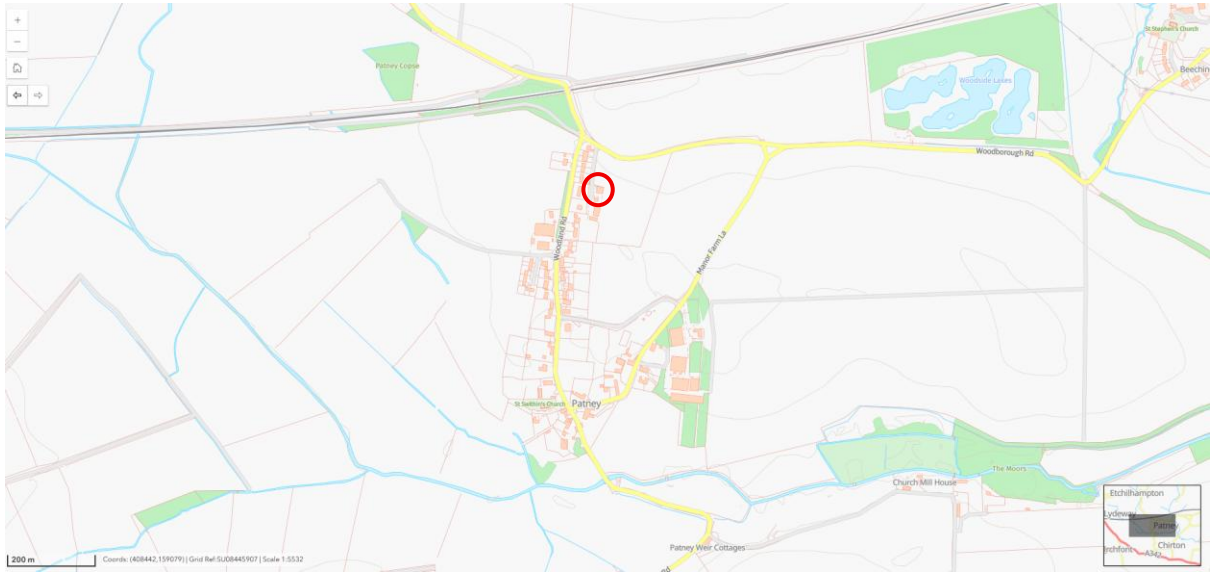
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Collins, J. (ed.). (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition.). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

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

APPENDIX 1: SITE MAPS

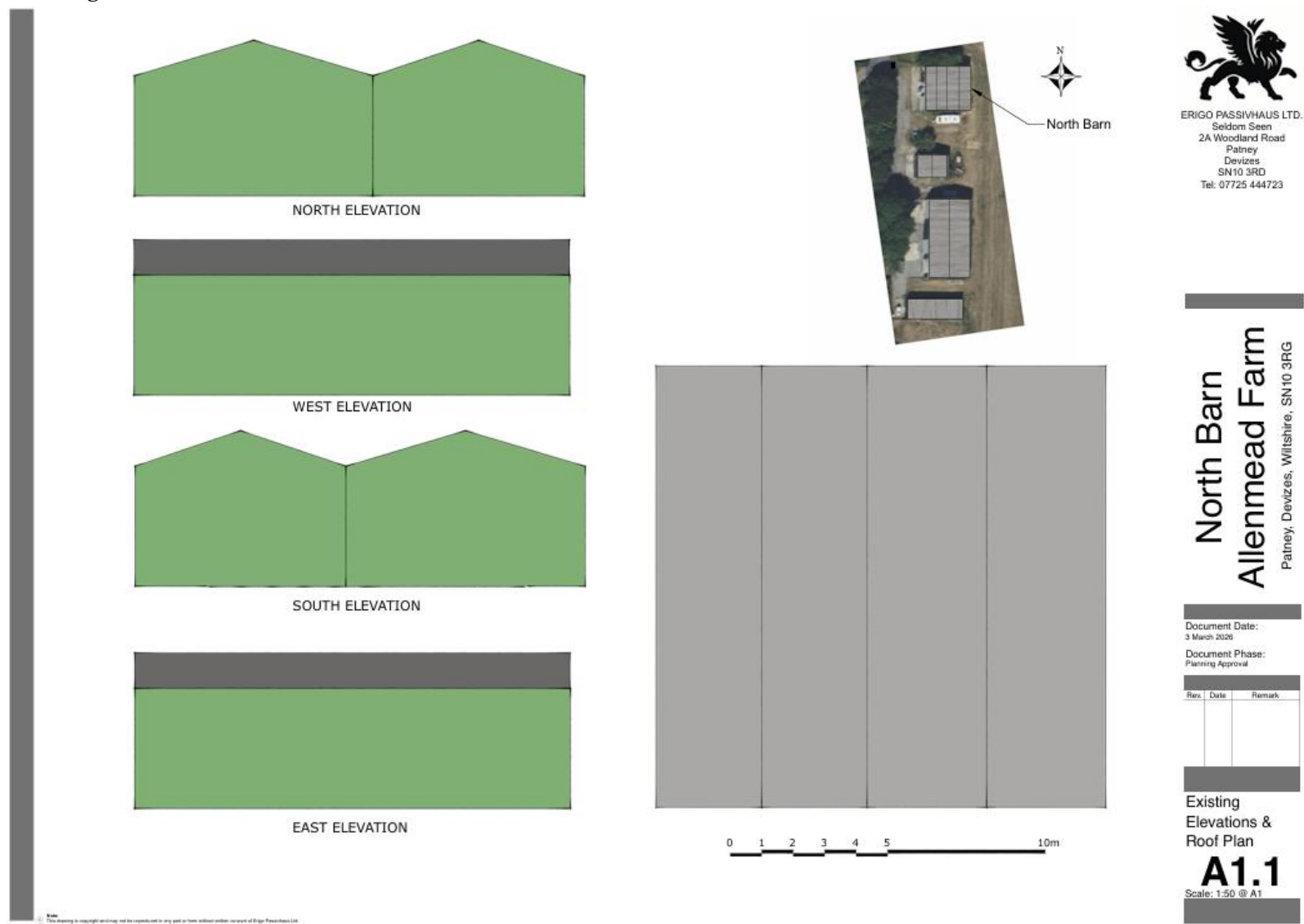


Date Produced: 11-Mar-2026

Scale: 1:1250 @A3



Existing Site Plan





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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



ERIGO PASSIVHAUS LTD.
Seldom Seen
2A Woodland Road
Patney
Devizes
SN10 3RD
Tel: 07725 444723

North Barn
Allenmead Farm
Patney, Devizes, Wiltshire, SN10 3RG

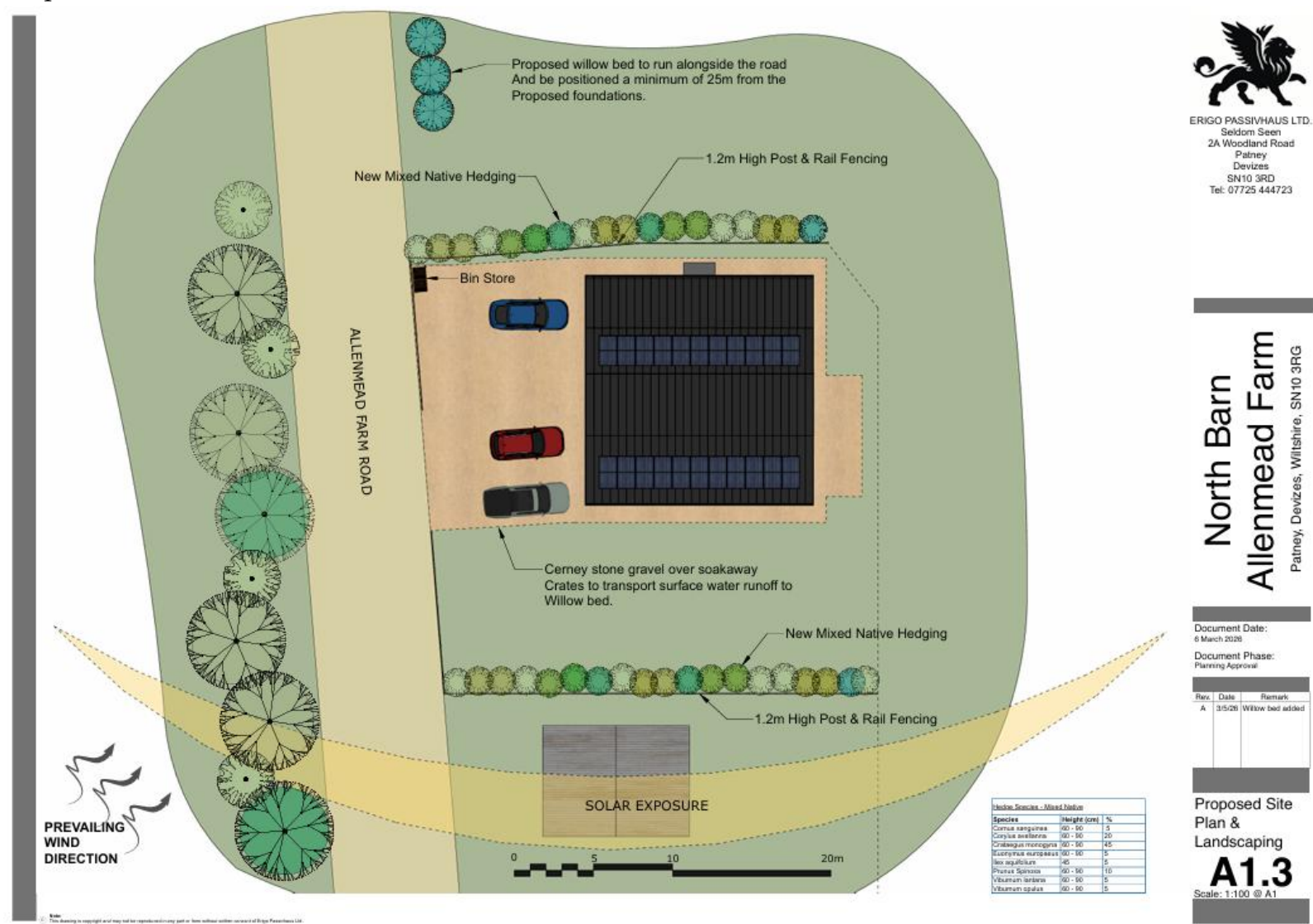
Document Date:
3 March 2020
Document Phase:
Planning Approval

Rev.	Date	Remark

Existing Site
Plan & Photos

A1.2
Scale: 1:200 @ A1

Proposed Site Plan

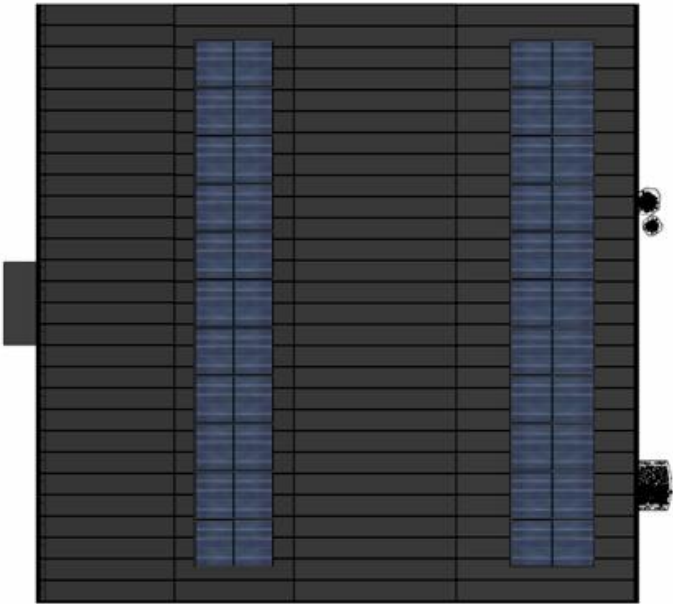




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Seldom Seen
2A Woodland Road
Patney
Devizes
SN10 3RD
Tel: 07725 444723



FLOOR PLAN



ROOF PLAN

North Barn Allenmead Farm Patney, Devizes, Wiltshire, SN10 3RG

Document Date:
3 March 2026

Document Phase:
Planning Approval

Plan	Date	Remark

Proposed Floor
and Roof Plan

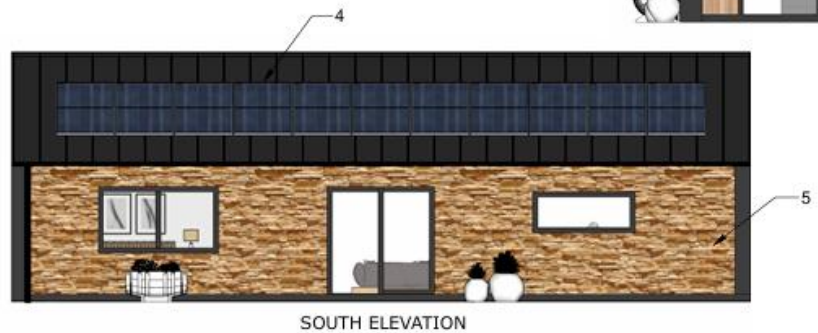
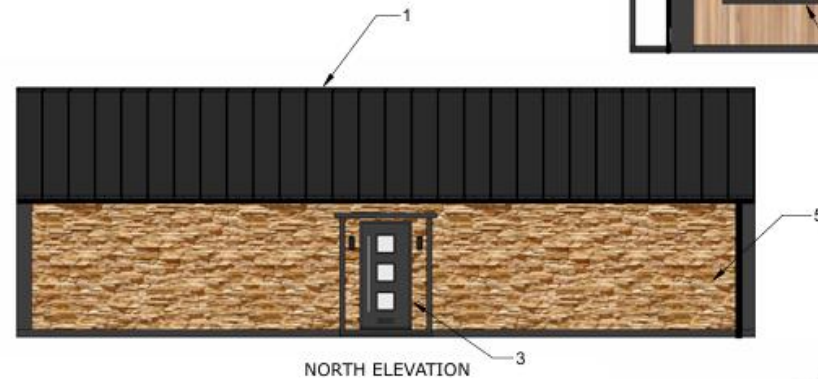
A1.4

Scale: 1:50 @ A1

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LEGEND:

1. Metal Standing Seam System Roof - Colour S 8500-N
2. Millboard Ashwood Shadowline Cladding
3. Triple glazed anthracite windows & Doors
4. Photovoltaic Panels
5. Sandstone Buff Stone Cladding



0 1 2 3 4 5 10m



External Blinds on Eastern Elevation
To be solar controlled to prevent light
Spill to the East.




ERIGO PASSIVHAUS LTD.
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Patney
Devizes
SN10 3RD
Tel: 07725 444723

**North Barn
Allenmead Farm**
Patney, Devizes, Wiltshire, SN10 3RG

Document Date:
6 March 2020

Document Phase:
Planning Approval

Rev.	Date	Remark

Proposed
Elevations

A1.5
Scale: 1:40 @ A1