

Greena Ecological Consultancy

**PRELIMINARY ECOLOGICAL
ASSESSMENT REPORT & STAGE II BAT
ACTIVITY SURVEYS**

Stone Lodge

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Brief

A Preliminary Ecological Appraisal was requested by the architect, Ben Eastmond, on behalf of the owner to support a planning application for an extension to an existing garage.

This ecological survey and report are intended to ascertain sufficient information to evaluate the situation adequately in preparation of the above-mentioned works. The information gathered will be necessary to comply with European Regulations, which relate to planning regulations and with The Wildlife and Countryside Directives and Habitat Regulations.

Consultation with the Local Planning Authority, in this case Wiltshire Council, is required for the planning application.

Summary

- Greena Ecological Consultancy was instructed by the agent of the site, on behalf of the owner of the site, to perform a daytime survey, desktop survey and following preliminary ecological appraisal report.
- The survey site is comprised of a single storey building with manufactured stone walls with some front cladding walls, no lining. The building has a slate roof on breathable felt and the ground where proposed extension will be located consist of concrete.
- The site was surveyed on the 7th of May 2025 by inspection and bat activity survey.
- During the daytime inspection on the 7th of May 2026 signs for bats where conducted, potential signs include bat droppings, urine stains etc. The building was also assessed for bat roost potential features. Multiple potential bat roost features where identified, including gaps at the east end of the ridge, odd gaps between the slates and open eaves. There are gaps into both gable wall tops. The site is located within Chilmark Quarries Bat Special Area of Conservation (SAC), supporting all Annex II bat species. Due to multiple roosting features being identified and the site being located within Chilmark Quarries SAC Bat Buffer Area two bat activity surveys were conducted between May-August.
- As the building was assessed to provide moderate bat roost potential two bat activity surveys were conducted on the 29th of June 2026 and 25th of July 2026. No bats were seen to emerge from the building and the building is not used by bats. See further details under **6.4 Bat Activity Survey**.

The habitats on and directly surrounding the site was assessed as high due to the rural location with minimal artificial lighting and hedgerows and trees creating safe flight paths for bats.

- During the field survey no obvious bird nest were identified in the building and no further actions are required.
- Presence of no other European or UK protected species was confirmed or deemed as likely. A walkover was performed and no badger setts were found on or within 30m of the site.
- As a precaution the site should be kept tidy throughout construction to ensure no animals take refuge in building material and equipment. Furthermore, any excavation deeper than 1m and left open overnight is required to have a mean of escape in case a badger falls in, a rough wooden plank placed with a slow incline to ground level for badgers to exist is suitable. Any pipework with a diameter larger than 120mm should be covered overnight to ensure no badgers fall in and get trapped.

1. Introduction

1.1 Background

Greena Ecological Consultancy was instructed by the architect, Ben Eastmond, on behalf of the owner to undertake a preliminary survey to support a planning application for an extension on an existing garage. The daytime survey was carried out on the 7th of May 2026. Following the initial survey determining moderate bat roost potential so two bat activity surveys were conducted on the 29th of June 2026 and 25th of July 2026.

Greena have carried out extensive fieldwork for bats in the area where at least 15 bat species have been recorded.

1.2 Legislation

1.2.1 National Planning Policy

Conserving and enhancing the natural environment:

- Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be

limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

- When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
 - The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - The cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- Within areas defined as Heritage Coast, planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate unless it is compatible with its special character.

Habitats and biodiversity:

- To protect and enhance biodiversity and geodiversity, plans should:
 - Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- When determining planning applications, local planning authorities should apply the following principles:
 - If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
 - Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially

where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- The following should be given the same protection as habitats sites:
 - Potential Special Protection Areas and possible Special Areas of Conservation;
 - Listed or proposed Ramsar sites; and
 - Sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
- The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

1.2.2 Bats

All UK bat species and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5, under the Countryside and Rights of Way Act 2000, and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). The Regulations designate bats as European Protected Species (EPS).

Taken together, the Acts and Regulations protecting bats make it an offence to:

- Deliberately kill, injure, capture or take bats;
- Deliberately disturb bats. This particularly relates to disturbance that is likely to:
 - Impair their ability to survive, breed or reproduce, or to rear or nurture their young;
 - Impair their ability to hibernate or (for migratory species) migrate; and/or
 - Affect significantly the local distribution or abundance of the species to which they belong.
- Damage or destroy bat roosts;
- Possess or transport a bat or part of a bat, unless acquired legally; and
- Sell, offer for sale or exchange bats or parts of bats.

A roost is any structure or place used for shelter or protection. Bats need to have access to a number of roosts because they use different roosts depending on season, breeding status and prevailing weather conditions. For this reason roosts are protected whether or not bats are present at the time.

As bats are designated EPS, development and building works that are likely to result in the disturbance of bats, damage to or destruction of their roosts, or require bats to be caught or translocated, usually require an EPS licence to be obtained from Natural England before any works begin. Obtaining a licence involves completing an Application Pack, including a Method Statement that details mitigation appropriate to maintaining the 'favourable conservation status' of the local bat population. Three conditions must be met before a licence can be granted:

- There is no satisfactory alternative;
- The development will not be detrimental to the maintenance of local bat populations at a 'favourable conservation status' in their natural range; and
- The development must be for 'imperative reasons of overriding public interest including those of a social or economic nature'.

An EPS licence is required for all development activities if there is a reasonable likelihood that an offence against Conservation of Habitats and Species Regulations 2017 (as amended),

Wildlife and Countryside Act 1981 (as amended) or Environmental Damage Regulation 2009 (as amended) will be committed.

The following offences could potentially be committed by carrying out the proposed development if any bat species are present during the conversion works:

- Capturing or killing – a wild animal of a European Protected Species (EPS) could be deliberately captured, injured or killed (Reg 41(1)(a));
- Disturbing EPS – a wild animal of an EPS could be deliberately disturbed including in particular a disturbance which is likely to impair its / their ability to survive or hibernate (Reg 41 (1)(b));
- Disturbing EPS whilst occupying a structure or place used for shelter or protection – includes intentional and reckless disturbance (s9 (4)(b) WCA); and
- Damage of an EPS breeding site or resting place – (Reg 41 (1)(d)) – strict liability.

The above stated offences can be avoided where works are to take place when bats are not present and bat roost will be maintained unchanged. If roost is going to be available to bats at the time they usually occupy the structure, a continued ecological functionality of the site will be preserved. Suitable mitigation measures must be put in place prior, during and post works to ensure that continued ecological functionality will be maintained.

In case the above listed offences cannot be guaranteed to be avoided throughout the proposed development, an EPS licence to derogate must be sought.

The full EPS licence generally applies if the proposed development is to cause greater than low ecological impact. A simpler and faster way of carrying out development with low ecological impact had been implemented by Natural England under the Bat Mitigation Class Licence (BMCL). It involves BMCL Registered Consultants who can supervise the proposed low impact development under their personal class licence, the need for preparation and processing of an EPS licence is vastly reduced. The development is carried out under a site registration prepared for the works and under the supervision of the licensed ecologist. BMCL only covers low impact development affecting low numbers of “common” bats and providing the site in question does not serve as a maternity or hibernation roost.

1.2.3 Birds

In the UK, with the exception of 13 ‘pest species’ of birds, which may be killed by authorised persons only, wild birds have general protection under the Wildlife and Countryside Act (1984). It is an offence to: kill, injure or take a wild bird; take, damage or destroy nests (in use or being built); and take or destroy eggs. Under Schedule I of the Act, some species (including the barn owl *Tyto alba*) are protected by special penalties at all times.

Birds receive additional protection under the European Communities Council Directives on the Conservation of Wild Birds. This directive relates to the conservation of all species of birds naturally occurring in the wild in European territory of the Member States, as well as their nests and habitats.

If any of the above resulted from a person being reckless, even if they had no intention of committing the offence, their action would still be considered an offence.

1.2.4 Badgers (*Meles meles*)

Badgers (Meles meles) are protected in Britain by the Protection of Badger Act 1992 as well as the Wild Mammals (Protection) Act 1996. The purpose of the Badger Act is to protect the animals from deliberate cruelty and from the incidental effects of lawful activities which could cause harm.

Under this legislation it is an offence to:

- Wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so
- Interfere with a sett by damaging or destroying it
- Obstruct access to, or any entrance of a badger sett

- Disturb a badger when it is occupying a sett

If any of the above resulted from a person being reckless, even if they had no intention of committing the offence, their action would still be considered an offence.

The following activities will generally require a licence from Natural England:

- Works undertaken using heavy machinery (generally tracked vehicles) within 30m of an active sett entrance
- Using lighter machinery (generally wheeled vehicles), particularly for any digging operation within 20m of an active sett entrance
- Light work such as hand digging or scrub clearance within 10m.

No offence will be committed if no parts of the sett will be damaged during works and if badgers are not occupying the sett at the time of works.

1.2.5 Reptiles

All reptile species native to the UK are afforded legal protection under the Wildlife & Countryside Act 1981 (as amended). All native reptile species are protected in respect to their deliberate killing and injury only. Protection is not extended to their habitat. There are 6 native species of reptile which occupy the UK and all of them are UK Biodiversity Action Plan (BAP) priority species. *Sand lizard (Lacerta agilis)* and *Smooth snake (Coronella girondica)* are the rarest with restricted distribution (possible to occur in Somerset although more commonly found in south England) and protection under both, the UK and European legislation.

Common lizard (Zootoca vivipara) and *Slow-worm (Anguis fragilis)* are widespread and still common throughout much of England, in a wide variety of habitat types. *Grass snake (Natrix natrix)* is still fairly common throughout most of southern England and parts of lowland Wales but is rarer further north. *Adder (Vipera berus)* has become much less common in recent years but is still frequent in some areas of Britain (Gasc et al. 2004, Beebee & Griffiths 2000, Arnold 1995). Our view from the many site surveys we carry out is that *Slow-worm (Anguis fragilis)* are still common in many areas but *Grass snake (Natrix natrix)* and *Common lizard (Zootoca vivipara)* less so. *Adders (Vipera berus)* are becoming decidedly rare. The Wildlife and Countryside Act 1981 (as amended) provides protection for the *Slow-worm (Anguis fragilis)*, *Common lizard (Zootoca vivipara)*, *Grass snake (Natrix natrix)* and *Adders (Vipera berus)* from deliberate killing and injury. Sale and related commercial activities are also proscribed.

Edgar, Foster & Baker (2010) note declines in all the common reptile species in Britain in recent years, in some places severe. Factors may include:

- Habitat and micro-habitat degradation;
- Changes in land use such as agriculture and development;
- Fragmentation of habitats and population isolation;
- Ecological succession;
- Predation by domestic cats (and pheasants) and disturbance by dogs;
- Fire (especially moors and heaths);
- Inappropriate conservation/habitat management;
- Overgrazing;
- Invasive exotic plant species;
- Damage to habitats by excessive visitor pressure/off-road vehicles;

Deliberate killing by people, especially Adder, Grass snake and Slow worm.

2. Aims and Objectives

The aim of the survey and supporting desk study is to satisfy the requirements of the National Planning Policy Framework (NPPF), identify ecological features within or near the site that could potentially pose a constraint to the proposed development and opportunities for incorporating biodiversity enhancements into the development proposals.

Wiltshire Council is the Local Planning Authority for the affected site. The local planning authority needs consultation prior to planning consent.

The following ecological features were relevant to the survey carried out by Greena Ecological Consultancy:

- Proximity of statutory and non-statutory designed wildlife sites;
- Proximity of Habitats and Species of Principal Importance, or local Biodiversity Action Plan (BAP) habitats and networks of these habitats;
- Legally protected wildlife species; and
- All other species of wildlife potentially affected by the proposed development.

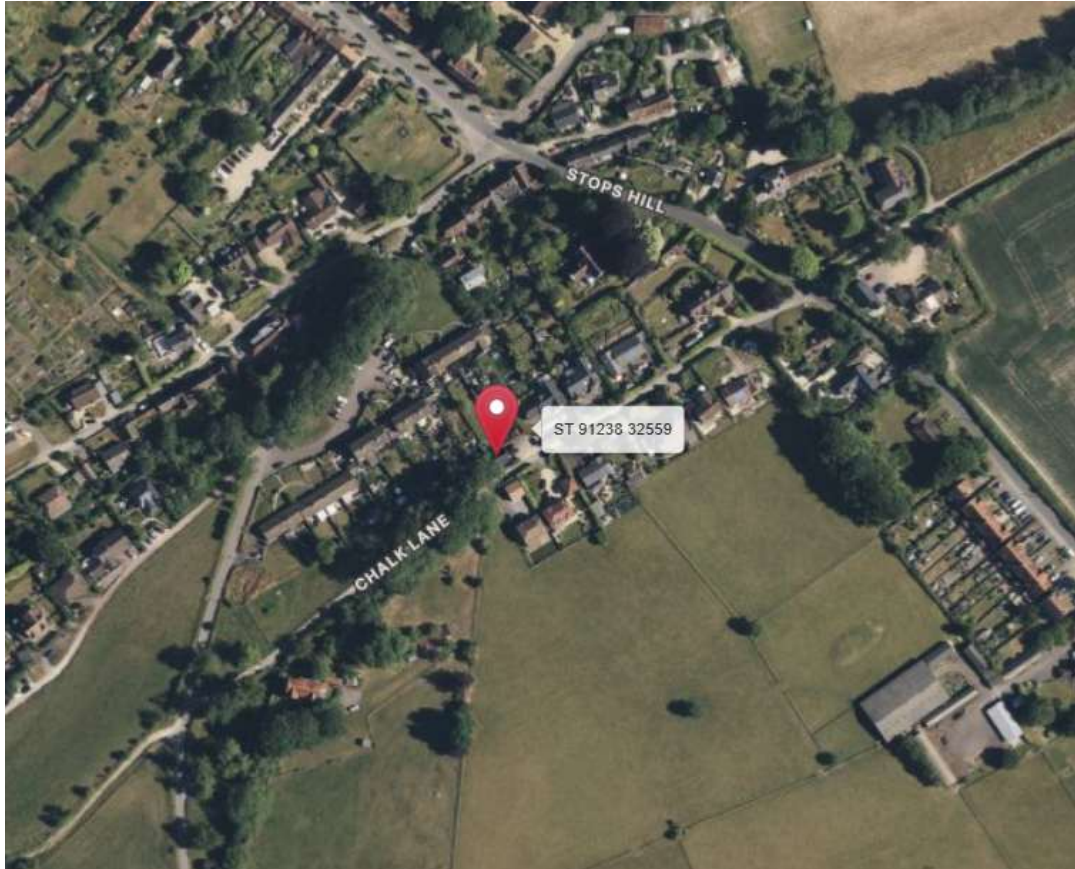
This report has been produced with reference to current guidelines for preliminary ecological appraisal (CIEEM, 2017).

3. Site description

3.1 Surrounding Area

The site is located in the south part of the village Hindon at OS grid reference ST 91238 32559, see Figure 1. Habitats surrounding the site consist of residential dwellings of similar character and large garden areas. Habitat further from the site area includes woodland areas, grassland and agricultural fields with hedgerows linking habitat.

Figure 1: Site Location



3.2 Description of the site

The site is comprised of a single storey building with manufactured stone walls with some front cladding walls, no lining. The building has a slate roof on breathable felt and the ground where proposed extension will be located consist of concrete. Figure 2 present proposed plans.

Figure 2. Proposed plans



Surveyor Geoff Billington MCIEEM, Greena Ecological Consultancy, holder of Natural England class 3 & 4 bat survey licences, undertook a daytime inspection of the site on the 7th of May 2026.

Searches were made for the following:

- Past records in this actual site;
- Nearest designated site and habitats; and
- Nearest licences for protected species that has been issued.

No overall desktop search has been carried out for bat records because 15 bat species have already been recorded by Greena and others in the local area including the more common four annex II species, so this assemblage are taken to be the species occurring in the area.

Instruments at hand if needed throughout the field survey were a high-end torch (Glaryligh – GL-P70-DK-A), ladder, binoculars and suitable field guides.

4.1 Habitats

A walkover assessment of the site was conducted to assess habitats.

4.2 Bats

The building within the site was surveyed using the following methodology:

- a) Signs of residency by bat species. This consisted of a slow methodical search for roosting bats and their signs. Droppings can be used to identify species and scratch marks and staining at roosts and exit holes shows the presence of bats. Similarly, the presence of spider webs at a potential roost entry can often indicate an absence of bats; and
- b) An assessment of the potential of a building or tree to provide a roost either in the summer (maternity) or winter (hibernation).

The building was inspected with the aid of a high-powered torch to locate potential roosting sites, discover possible points of egress for bats and detect bats or any signs of bats such as droppings, wear marks, staining and feeding remains.

In accordance with Collins (2023) the habitats on-site and directly surrounding the site were assessed for suitability, including roosting, foraging and commuting for bats. Links to known roosts and areas designated to bats were also assessed.

Bat activity surveys were performed with the help of Anran CCTV 5MP HD with built in infrared illumination. The manufacturer's specifications of the high-definition cameras list its range for both, colour (daytime, dusk) and black & white (post-dusk to complete darkness) during infrared illumination as 100ft (30.48metres). The cameras are fitted with a varifocal (adjustable) 2.8-12mm lens covering the field view from very wide (up to 100 degrees) to narrow and zoomed in. The setting is manual, and a maximum possible view of the surveyed structure is always ensured prior to the start of the survey.

The smart IR technology enables the cameras to automatically adjust the intensity of the infrared lighting based on the distance objects are located from the cameras (wide dynamic range enhancement). The recording from each night is subsequently viewed by an experienced licensed bat ecologist with the possibility to rewind and view segments repeatedly, providing much higher accuracy of the assessment than the traditional in-field survey method alone. The cameras were used with time-synchronized bat detectors and recorders EcoObs Batcorder. Batcorder is the first worldwide data recorder that distinguishes bat calls from other sound sources in real-time (online signal analysis). Calls are recorded digitally as call sequences. Bush crickets and other sounds (e.g. wind, water, and rustling of

leaves) are under most circumstances not recorded at all. Batcorder was developed specifically to be used as an autonomous recording device in the field. In contrast to other such devices, each Batcorder and its microphone calibrated for a fixed sensitivity allowing the comparison of activity recorded at different locations and with different detectors. The surveyor used Echo Meter Touch 2 to identify bats potentially emerging from affected area of the building and bat species foraging and commuting in the area.

4.3 Birds

The building was inspected during the day time visit on the 7th of May 2026 for bird species, and to locate signs of use such as nests and/or droppings. Habitats were assessed for suitability to support nesting birds.

4.4 Other Protected Species

The site was inspected and assessed for the signs of presence and potential for other European and UK protected species on the 7th of May 2026. Visual inspection was utilised as a method of search for other protected species.

5. Report Limitations

An ecological survey is limited by factors that affect the presence of species, including time of the year, migration and behaviour. Species and features can be missed during the inspection due to human factor.

The result of the desk- and field surveys are deemed to provide significant proof of habitats and species affected by proposed plans as the affected site mainly consist of already developed land with limited areas of grass species and the hedgerow species could be identified. Over time habitats and species supported within habitats can change through natural processes and human interference. Therefore, is this report valid for 18 months, in line with current guidelines, and the site will thereafter need to be resurveyed and the report updated accordingly.

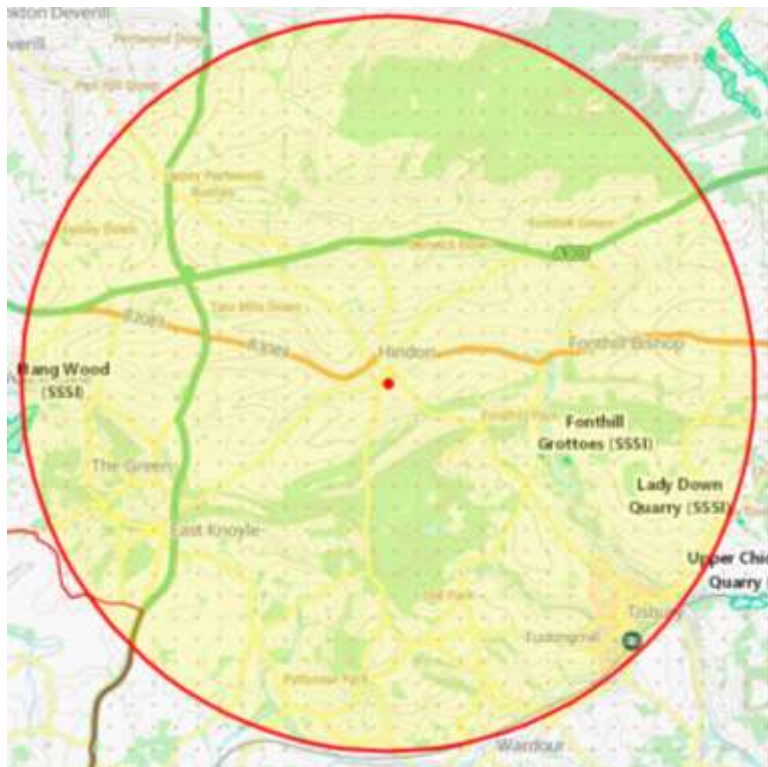
6. Results

Greena Ecological Consultancy conducted a daytime survey on the 7th of May 2026, prior and following the field survey a desktop study was performed and completed.

6.1 Designated sites

The site lies within Cranborne Chase & West Wiltshire Downs National Landscape. The nearest designated sites are Fonthill Grottoes Site of Special Scientific Interest (SSSI) and Chilmark Quarries SAC located approximately 2.2km southeast from affected site area, presented in figure 3.

Figure 3: Designated Sites



6.2 Habitats

There are multiple areas of priority habitats within 2km of the site, presented in figure 4. The nearest priority habitat is the chalk river, Fonthill Brook, located approximately 180m north of the site. Other priority habitats located within 2km of affected site include lowland calcareous grassland, deciduous woodland, woodpasture & parkland, ancient & semi-natural woodland, lowland meadows and traditional orchard.

Figure 4: Priority habitat



Habitat on site only include the garage building and an area of concrete located were proposed extension will be located. Photograph 1- show baseline data.

Photographs 1-2: External building





Photographs 3-4: Internal building





6.3 Bats

The results of desk top study for bats are based on local information obtained by Greena Ecological Consultancy and others between 1999 & 2022 of 15 bat species, see table 1.

Table 1: Bat species recorded in the local area

Bat species recorded in the area	<i>Rhinolophus hipposideros</i> (Lesser horseshoe Bat)
	<i>Rhinolophus ferrumequinum</i> (Greater horseshoe Bat)
	<i>Plecotus auritus</i> (Brown long-eared Bat)
	<i>Plecotus austriacus</i> (Grey long-eared Bat)
	<i>Pipistrellus pipistrellus</i> (Common pipistrelle Bat)
	<i>Pipistrellus pygmaeus</i> (Soprano pipistrelle Bat)
	<i>Pipistrellus nathusii</i> (Nathusius pipistrelle Bat)
	<i>Myotis daubentonii</i> (Daubenton's Bat)
	<i>Myotis bechsteinii</i> (Bechstein's Bat)
	<i>Myotis mystacinus</i> (Whiskered Bat)
	<i>Myotis brandtii</i> (Brandt's Bat)
	<i>Myotis nattererii</i> (Natterer's Bat)
	<i>Eptesicus serotinus</i> (Serotine Bat)
	<i>Barbastella barbastellus</i> (Barbastelle Bat)
	<i>Nyctalus noctule</i> (Noctule Bat)

There is two European Protected Species (EPS) for bat mitigation licences issued in the last 10 years and within 2km radius of the site according to Magic Maps. The nearest site with a licence (2020-46342-EPS-MIT) is located approximately 100-150m west of the site and was issued in 2020-2026 for destruction and damage of resting place for *Brown long-eared bat* (*Plecotus auritus*), *Serotine bat* (*Eptesicus serotinus*), *Greater horseshoe bat* (*Rhinolophus ferrumequinum*) and *Lesser horseshoe bat* (*Rhinolophus hipposideros*). The other site with a licence (2015-17914-EPS-MIT-1) is located approximately 1.8km southeast of the site and was issued in 2017-2026. The licence is for damage and destruction of a resting place and affecting, destructing and damaging a breeding site for *Common pipistrelle bat* (*Pipistrellus*

pipistrellus), *Serotine bat (Eptesicus serotinus)*, *Soprano pipistrelle bat (Pipistrellus pygmaeus)* and *Brown long-eared bat (Plecotus auritus)*.

During the daytime inspection on the 7th of May 2026 no obvious signs of bats were identified, signs include bat droppings, urine stains etc. The building was assessed for bat roost potential features and multiple potential bat roost features were identified. This includes gaps at the east end of the ridge, odd gaps between the slates and open eaves and gaps into both gable wall tops. The site is located within Chilmark Quarries Bat Special Area of Conservation (SAC), supporting all Annex II bat species and identified as a vital site for the species. Due to multiple roosting features being identified and the site being located within Chilmark Quarries SAC Bat Buffer Area two bat activity surveys were conducted between May-August.

The habitat on and surrounding the site was deemed to provide moderate potential for roosting, foraging and commuting bats. The site is located in a residential location with woodland, grassland, waterbodies and hedgerows in the surrounding area creating suitable foraging opportunities and suitable flight routes. Suitable roosting sites, including Chilmark Quarries SAC, are located in the surrounding area.

Photograph 5: Gaps between slates



Photographs 6-7: Gaps in wall tops



6.4 Bat Activity Surveys

Survey – 29th of June 2026

The survey was completed between 2115 and 2226 with sunset at 2126. Weather conditions on the survey were suitable for bats to be active and complied with Bat Conservation Trust, Bat Surveys for Professional Ecologist, Best Practice Guidelines (Collins, 2023) on seasonal timings and weather suitability, presented in table 2. Results are presented in detail in table 3-7.

Photograph 8: End of survey West & South elevation



Photograph 9: End of survey East & North elevation



Table 2. Weather

	Temperature (oC)	Cloud (%)	Wind	Rain
Start	17	95%	0	0
End	15.5	95%	0	0

West & South

Table 3. Bat Detector

Time	Species	Number of files	Notes
21:42-21:59	Pipistrellus pipistrellus	43	N/A
22:00-22:01	Eptesicus serotinus	6	N/A
22:02-22:03	Pipistrellus pipistrellus	4	N/A
22:07	Eptesicus serotinus	1	N/A
22:07-22:07	Pipistrellus pipistrellus	2	N/A
22:07-22:09	Eptesicus serotinus	4	N/A
22:09-22:16	Pipistrellus pipistrellus	4	N/A
22:25-22:26	Nyctalus noctula	9	N/A

Pipistrellus pipistrellus- Common pipistrelle Bat

Nyctalus noctula- Noctule Bat

Eptesicus serotinus- Serotine Bat

Table 4. Video Result

Time	Numbers	Notes
21:59	1	N→S
22:01	1	N→S
22:03	2	S→N
22:04	1	E→W
22:09	1	S→N
22:10	2	E→W & S→N
22:11	1	S→N
22:16	2	S→N & N→S
22:17	4	3x S→N & E→S
22:19	3	2x E→W & W→S
22:20	2	S→N & E→W

22:22	1	S→N
22:25	3	S→N

No bats were seen to emerge from the buildings west and south elevation during the survey on the 29th of June 2026.

East & North

Table 5. Surveyor result

Time	Species	Numbers	Notes
21:59	Pipistrellus pipistrellus	1	W→N
22:01	Eptesicus serotinus	1	E→S
22:07	Eptesicus serotinus	1	Heard not seen
22:09	Eptesicus serotinus	1	N→S
22:25	Nyctalus noctula	1	Heard not seen

Pipistrellus pipistrellus- Common pipistrelle Bat

Nyctalus noctula- Noctule Bat

Eptesicus serotinus- Serotine Bat

Table 6. Bat Detector

Time	Species	Number of files	Notes
22:00-22:08	Eptesicus serotinus	2	N/A
22:22	Pipistrellus pipistrellus	1	N/A
22:25-22:25	Nyctalus noctula	5	N/A

Pipistrellus pipistrellus- Common pipistrelle Bat

Nyctalus noctula- Noctule Bat

Eptesicus serotinus- Serotine Bat

Table 7. Video Result

Time	Numbers	Notes
22:08	1	E→W
22:11	2	S→N & N→S
22:14	4	2x N→S & 2x S→N
22:16	1	S→N
22:19	1	S→N
22:20	1	N→S

22:24	1	N→S
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No bats were seen to emerge from the east and north elevation of the building on the 29th of June 2026.

Survey – 25th of July 2026

The survey was completed between 2055 and 2205 with sunset at 2105. Weather conditions on the survey were suitable for bats to be active and complied with Bat Conservation Trust, Bat Surveys for Professional Ecologist, Best Practice Guidelines (Collins, 2023) on seasonal timings and weather suitability, presented in table 8. Result of each elevation are presented in detail in table 9-12.

Photograph 10: End of survey West & South elevation



Table 8. Timing and weather

	Temperature (oC)	Cloud (%)	Wind	Rain
Start	18	100%	2	0
End	17	75%	2	0

West & South

Table 9. Bat Detector

Time	Species	Number of files	Notes
20:59-21:44	Pipistrellus pipistrellus	122	N/A
21:46-21:46	Eptesicus serotinus	2	N/A
21:47	Pipistrellus pipistrellus	1	N/A

21:47	<i>Eptesicus serotinus</i>	1	N/A
21:48-21:48	<i>Pipistrellus pipistrellus</i>	3	N/A
21:48	<i>Eptesicus serotinus</i>	1	N/A
21:50	<i>Pipistrellus pipistrellus</i>	1	N/A
21:50	<i>Eptesicus serotinus</i>	1	N/A
21:52-22:05	<i>Pipistrellus pipistrellus</i>	18	N/A

Pipistrellus pipistrellus- Common pipistrelle Bat
Eptesicus serotinus- Serotine Bat

Table 10. Video Result

Time	Numbers	Notes
21:50	1	S→N
21:51	2	2x E→W
21:55	2	S→N→W & W→E

No bats were seen to emerge from the west or south elevation of the building on the 25th of July 2026.

East & North

Table 11. Surveyor result

Time	Species	Numbers	Notes
21:23-21:54	<i>Pipistrellus pipistrellus</i>	2	At least 2x bats foraging other side of the building, up and down the road and around trees.
21:28	<i>Pipistrellus pipistrellus</i>	1	W→E
21:30	<i>Pipistrellus pipistrellus</i>	1	E→W
21:35	<i>Pipistrellus pipistrellus</i>	1	E→W→E
21:36	<i>Pipistrellus pipistrellus</i>	1	E→W
21:39	<i>Pipistrellus pipistrellus</i>	1	E→W
21:43	<i>Nyctalus noctula</i>	1	Heard not seen.
21:45	<i>Eptesicus serotinus</i>	1	W→E
21:55	<i>Eptesicus serotinus</i>	1	E→W

Pipistrellus pipistrellus- Common pipistrelle Bat
Nyctalus noctula- Noctule Bat
Eptesicus serotinus- Serotine Bat

Table 12. Bat Detector

Time	Species	Number of files	Notes
21:22-21:38	Pipistrellus pipistrellus	7	N/A
21:43	Nyctalus noctula	1	N/A
22:01-22:01	Pipistrellus pipistrellus	3	N/A

Pipistrellus pipistrellus- Common pipistrelle Bat

Nyctalus noctula- Noctule Bat

No bats were seen to emerge from the east or north elevation of the building during the survey on the 25th of July 2026.

6.5 Birds

The site lies within a Countryside Stewardship (CS) area for *Lapwing* (*Vanellus vanellus*) and *Corn bunting* (*Emberiza calandra*). There is an area designated for *Grey Partridge* (*Perdix perdix*) located approximately 1km north of affected site. There are no areas of Important Bird Areas (IBA) or Special Protection Areas located within 5km of affected site.

No obvious bird nests were identified within the building on site. Passerine birds may nest in affected building and if a nest is found this is to be left until fledged or adequately protected from machinery and disturbance.

6.6 Other protected species

There are no European Protected Species (EPS) mitigation licences for any other protected species within 2km radius of the site.

A walkover was performed to identify potential *Badger* (*Meles meles*) setts within 30m, no setts were found.

As the site only consist of the garage building and hardstanding no other protected species were deemed as affected by proposed plans.

7. Conclusions

7.1 Designated sites & Habitats

The site lies within Cranborne Chase & West Wiltshire Downs National Landscape, however proposed plans are minor and it is deemed to not affect Cranborne Chase & West Wiltshire Downs National Landscape. Chilmark Quarries SAC is located approximately 2.2km of the site and the site is located within the buffer area. As long as mitigation measures for bats are followed it is deemed that Chilmark Quarries SAC will not be affected by proposed plans.

7.2 Bats

The building was assessed to provide moderate bat roost potential and two activity surveys has been conducted on the 29th of June and 25th of July 2026. As per Bat Survey Guidelines for Professional Ecologist- Good practice guidelines (Collins, 2023) the bat activity surveys were conducted between May-September with at least one survey being conducted between May-August and leaving at least 21 days between surveys. Three bat species were identified during the two bat activity surveys conducted, species identified include *Common pipistrelle*

Bats (Pipistrelle pipistrelle), Noctule Bats (Nyctalus noctule) and Serotine Bats (Eptesicus serotinus).

No bats were seen to emerge from the building during either survey and the building is not being used by bats. *Common pipistrelle Bats (Pipistrelle pipistrelle)* files were recorded before and just after sunset indicating a roost nearby and bats use the adjacent lane and trees to forage and commute. However, as the building is not used by bats no further mitigation measures are required. Enhancement on site includes installing at least one bat box on retained building.

The habitat on and surrounding the site was deemed to provide moderate potential for roosting, foraging and commuting bats. The site is located in a residential location with woodland, grassland, waterbodies and hedgerows in the surrounding area creating suitable foraging opportunities and suitable flight routes. Suitable roosting sites, including Chilmark Quarries SAC, are located in the surrounding area.

7.3 Birds

During the daytime surveys no obvious bird nests were identified in affected building. However, if a bird nest is found prior to work commencing this is to be left until fledged or adequately protected from machinery and disturbance.

Nesting birds are protected under Wildlife and Countryside Act (1984) and have additional protection under the European Communities Council Directives on the Conservation of Wild Birds legislation, birds habitat are however not protected unless under designated protected sites.

7.4 Other protected species

Habitat on site include only developed surface and was therefore assessed to provide very low suitability for all other protected species.

A cautionary approach is to be established throughout the development and includes keeping the site tidy and any material stacked on pallets to avoid creating refugia which could be used by protected species. Any excavation deeper than 1m and any pipework with a diameter larger than 120mm should be covered overnight to ensure no animals fall in and get trapped. Furthermore, any animals found should be allowed to disperse naturally.

8. Mitigation & Enhancement

8.1 Bats

Lighting from the building should not illuminate (<0.5 lux) trees to the southwest.

Enhancement measure post development can include installing a bat box on retained building. Bat boxes are to be installed as close to eaves as possible to avoid predators, sheltered from strong winds and exposed to the sun daily. A bat box should be facing away from any artificial light sources. Proposed bat boxes suitable for the site are Schwegler 1FF and Schwegler 1FTH.

8.3 Birds

Post development enhancement includes installing at least one bird box on retained building. Bird boxes suggested are Schwegler No 17 Swift Nest Box, Schwegler 1SP Sparrow Terrace,

Schwegler 1B Nest Boxes, Schwegler 2H Robin Boxes or Woodstone Nest Box. If swift and sparrow boxes are installed these should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction. If swallow cups are installed these should be placed high inside an external building where birds can launch and fly away safely and comfortably.

8.4 Other protected species

To ensure animals can move through the site holes for wildlife are to be implemented in any fences installed (at least 13cm x 13cm). If hedgerows are created to separate plots this will ensure animals can create paths to move through the site. Furthermore, created and enhanced hedgerows will further feed, sheltering and nesting opportunities for a range of species.

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