

ECOLOGICAL IMPACT ASSESSMENT

LOCATION

86 Bradenstoke, Wiltshire

REPORT REFERENCE

251127-H35-1-1

REVISION

A

DATE

26 June 2026



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If the proposed works differ from those detailed in Section 1.2 of this report, written confirmation from Avon Ecology Limited is required to confirm the ecological impact assessment remains valid. Further surveys may be required subject to any change in scope of the proposed work.

In accordance with CIEEM's advice note¹ this report is valid for 18 months from the date of issue, further surveys will likely be required after this timeframe.

ISSUE REGISTER

Revision	Date	Author	Description
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¹ [CIEEM Advice Note](#) [Last accessed 09/06/2026]



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SUMMARY

Avon Ecology Limited has been commissioned by Kelly Glover to produce an Ecological Impact Assessment (EclA) for the proposed renovation of 86 Bradenstoke, Wiltshire, SN15 4EL.

The survey effort confirmed the site to have:

- Habitats of negligible importance:
 - Developed/sealed land; and
 - Vegetated garden.
- Breeding birds;
 - Swift; and
 - Jackdaw.
- Three day roosts for individual common pipistrelle bats;
- The habitat north of the site has significance for commuting and foraging bats;
- The likely absence of other protected / notable species and habitats within the Zone of Influence of the proposed works.

The proposed works will not impact on the swift nest or the bat roosts. The jackdaws were nesting in the chimney and consequently this nest will no longer be viable during the operation use.

The proposed development includes the follow measures which will enhance the site for biodiversity:

- Additional soft landscaping; and
- Removal of external artificial light fittings that does not adhere to best practice guidelines. The creation of a dark corridor along the northern boundary to protect and enhance the bat commuting corridor.

Section 6 of this report details the full biodiversity strategy. If Wiltshire Council approves this application, a suitably worded compliance condition for section 6 of this report can secure the implementation of the proposed biodiversity strategy for the duration of the proposed development.

Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Anyone undertaking this development should be aware that planning permission for development does not provide a defence against prosecution under legislation. If a protected species such as but not limited to a bat or evidence of protected species is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact Natural England.

The proposed development is a self-build and consequently is exempt from mandatory Biodiversity Net Gain (BNG) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

1 INTRODUCTION

1.1 Site Description

The site's address is located 86 Bradenstoke, Wiltshire, SN15 4EL with a central grid reference of ST 99928 79346.

The surveyed area is shown by the red line in Figure 1 and is hereafter referred to as 'the Site'.

Figure 1: Aerial view of the residential dwelling outlined in red



Source: Bluesky_Aerial_Photography_12.5cm_1077894_1356940

1.2 Proposed Works

The applicants seek to restore a dilapidated historic building whilst retaining its functionality for ecology. The existing and proposed site plans are shown in Appendix A of this report with the proposed works summarised below.



Figure 2: Building reference numbers used for this EclA



Image source: Bluesky_Aerial_Photography_12.5cm_1077894_1356940

Building (B):

- B1, main residential building and chapel-retained, internal work only with no works within the loft voids;
- B1a, residential single-story extension – conversion of roof material with the installation of roof lights;
- B2, shed – demolished and conversion to garden; and
- B4, dance hall- demolished and conversion to garden with a native hedge.

If the scope of proposed is different to the above, then the recommendations detailed in this report will need to be reviewed and potentially amended.



2 METHODOLOGY

2.1 Zone of Influence

All ecological features that occur within a 'zone of influence' (Zol) for a proposed development are investigated. The Zol includes:

- Areas directly within the land take for the proposed development and access;
- Areas which will be/have been temporarily affected during construction;
- Areas likely to be impacted by hydrological disruption; and
- Areas where there is a risk of pollution and noise disturbance during construction and/or operation.

The Zol is variable depending on the ecological receptors affected. Table 1 below describes the Zol variation for the desk study and ecological features.

Table 1: Zones of Influence used for this assessment

Ecological features	Zone of Influence
Internationally Designated Sites and their respective consultation/risk zones	1km buffer around the Site boundary
Nationally and Locally Statutory Designated Sites and their respective consultation/risk zones	1km buffer around Site boundary
Protected species records	1km buffer around Site boundary
Priority habitats and ancient woodland	50m from Site boundary
Tree Protection Orders	Within and immediately adjacent to the Site boundary
Protected species evidence	Within the Site boundary
Water bodies	250m buffer around Site boundary

2.2 Desk Study

The following sources were consulted to inform the desk-based assessment:

- Multi Agency Geographical Information for the Countryside (MAGIC) website²;
- Wiltshire Council's Wiltshire Planning Explorer³;
- Wiltshire Council's Neighbourhood Plans⁴;
- Natural England's Open Data Geoportal⁵;

² [Magic Map Application](#) [last accessed 29/01/2026]

³ [Planning Experience App](#) [last accessed 29/01/2026]

⁴ [Made plans - Wiltshire Council](#) and [Neighbourhood Planning activity map - Wiltshire Council](#) [last accessed 29/01/2026]

⁵ [Natural England Open Data Geoportal \(arcgis.com\)](#) [last accessed 29/01/2026]



- Swift Mapper⁶; and
- National Biodiversity Networks (NBN) Atlas⁷, not including data with a CC-BY-NC licence.

Biological records from the local Biological Records Centre were not requested since this is considered to be too onerous given the information provided from the above sources, the nature and scale of the proposed development and the existing land use.

2.3 Daytime Walkover

A daytime walkover was completed on 19 December 2025 by Max Hemmings.

The equipment used to inform the survey included a binocular, torch, pole mounted inspection camera, tablet and endoscope.

The weather conditions for the survey were optimal and are shown in Table 2 below.

Table 2: Weather conditions for the daytime walkover

Temperature (°C)	Cloud Cover (%)	Wind (Beaufort Scale)	Precipitation
8	0	1	None

2.1 Bat Emergence Surveys

The dates and times of the two bat emergence surveys completed by Max Hemmings and Jane Cole are shown in Table 3.

Table 3: Time and dates for the bat emergence surveys

Date	Start Time	Sunset	End time	Total survey time
07 May 2026	20:27	20:42	22:12	1 hour 45 minutes
28 May 2026	20:56	21:13	10:43	1 hour 45 minutes

The equipment used included; Meter Touch Pro 2 (EMTP2), four infra-red (IR) cameras (Nightfox Whisker), a thermal camera (Thermal Master DV2), a Song Meter Mini Bat 2 (SMMB2) recorder and a Elekon Batlogger M2.

The location of the cameras along with their field of views are shown below in Figure 3 to Figure 22.

⁶ [Swift Mapper](#) [last accessed 26/01/2026]

⁷ [NBN Atlas](#) [last accessed 26/01/2026]

Figure 3: Location of cameras (C), detectors (D) and surveyors (S) for the 07 May emergence survey



Image source: Bluesky_Aerial_Photography_12.5cm_1077894_1356940

D1 = SMMB2, D2 = SMMB2, C1,3,4 & 5 = Nightfox Whisker, C2 = Thermal Master DV2 & Elekon Batlogger M2

Figure 4: Camera 1's field of view at the start of the 07 May survey



Figure 5: Camera 1's field of view at the end of the 07 May survey



Figure 6: Camera 2's field of view at the start of the 07 May survey



Figure 7: Camera 2's field of view at the end of the 07 May survey



Figure 8: Camera 3's field of view at the start of the 07 May survey



Figure 9: Camera 3's field of view at the end of the 07 May survey



Figure 10: Camera 4's field of view at the start of the 07 May survey



Figure 11: Camera 4's field of view at the end of the 07 May survey



Figure 12: Camera 5's field of view at the start of the 07 May survey



Figure 13: Camera 5's field of view at the end of the 07 May survey





Figure 14: Location of cameras (C), detectors (D) and surveyors (S) for the 28 May emergence survey



Image source: Bluesky_Aerial_Photography_12.5cm_1077894_1356940

D1 = SMMB2, D2 = EMTP2, C1,3,4 & 5 = Nightfox Whisker, C2 = Thermal Master DV2 & Elekon Batlogger M2

Figure 15: Camera 1's field of view at the start of the 28 May survey



Figure 16: Camera 1's field of view at the end of the 28 May survey



Figure 17: Camera 2's field of view at the start of the 28 May survey



Figure 19: Camera 3's field of view at the start of the 28 May survey

Figure 18: Camera 2's field of view at the end of the 28 May survey



Figure 20: Camera 3's field of view at the end of the 28 May survey



Figure 21: Camera 4's field of view at the start of the 28 May survey



Figure 22: Camera 4's field of view at the end of the 28 May survey



The weather conditions for the emergence surveys were optimal and are shown in Table 4.

Table 4: Weather conditions for the bat emergence surveys

Date		Cloud Cover (%)	Wind (Beaufort Scale)	Temperature (°C)	Precipitation
07 May 2026	Start	100	2	16	None
	End	100	2	11	None
28 May 2026	Start	50	3	25.2	None
	End	0	3	16.7	None



2.2 Static Acoustic Detectors

A Song Meter Mini Bat 2 (SMMB2) recorder was positioned in the loft directly under the belfry for six nights from 07 May to the 13 May 2026.

The recorder was set to turn on thirty minutes before sunset and turn off thirty minutes before sunrise.

2.3 Bat Acoustic Analysis

All acoustic recordings were converted to Zero Crossing (ZC) files using Kaleidoscope and analysed with AnalookW software.

Distant and or faint bat calls can be missed using the aforementioned conversion process. Therefore, the original WAV files were analysed using the British Trust for Ornithology (BTO) Acoustic Pipeline to help ensure all bat calls are captured.

The BTO Acoustic Pipeline edits the WAV files into five second intervals which can artificially increase the number of individual bat passes recorded. The number of bat passes recorded shown in Table 6 reflect the outputs from the AnalookW analysis.

2.4 Personnel Competency

Max Hemmings MCIEEM has ten years of experience working as an ecologist with six years in a large multi-disciplinary consultancy, two with the development management team of a local planning authority and two years as the director of Avon Ecology. Max holds the following Natural England survey licences; great crested newt (GCN) Level 1, hazel dormice Level 1 and bats Level 2.



3 LIMITATIONS

Limitation	Assessment	Significance
Ecological information obtained from third parties and presented in the desk study does not represent a full and complete species & habitat list for the area. They are mostly given by individuals on an ad hoc basis, often meaning there are areas of deficiency in the data.	The site surveys alleviated any deficiency in the desk study data. The precautionary principle is applied, and potential presence is assumed where the Site has reasonable habitat to support protected / notable species or habitats.	Negligible
Three site visits can only provide a snapshot of the ecological baseline and can miss seasonal, mobile and/or nocturnal species.	The visits were completed in optimal conditions and the survey is considered to be appropriate for the proposed development The precautionary principle is applied, and potential presence is assumed where the Site has reasonable habitat to support protected / notable species or habitats.	Negligible
Inevitably, structures cannot be fully inspected from optimal positions and consequentially potential crevices can be missed. An absence of species evidence does not equate to evidence of species absence. Access was not possible to the main building's south-west to north-east loft void due to the absence of a loft hatch to this area. The main building's north-west to south-east loft void could not be fully inspected due to spatial constrictions. The residential single-story extension's loft void could not be surveyed south of the chimney stack.	The total survey effort provides sufficient information to be reasonably certain of the likely presence or absence of protected species. The surveyors' competencies are appropriate for the surveys undertaken.	Low
The accurate identification of species/habitats depends on the skill level of the surveyor. For instance, a large proportion of bats cannot be identified with complete confidence from their echolocation calls alone and require sound analysis of their calls to provide a degree of certainty. Analysing bat echolocation using sound analysis software is not 100% accurate. The	The surveyors' competencies are appropriate for the surveys undertaken. The weather provided optimal surveys conditions, and no other significant external influences were noted.	Low



quality of recorded information will always depend on the positioning and location of the detector/camera and can be impacted by external influences outside of the surveyors' control such as the weather.



4 LEGISLATION AND POLICY

The legislation relating to ecology is detailed in Appendix B.

The relevant local policies relating to biodiversity are summarised in Appendix C.

The Neighbourhood Development Plan for Lyneham and Bradenstoke 2020 to 2030 does not include policies specifically related to ecology.



5 RESULTS & IMPACT ASSESSMENT

5.1 Planning Application History

There are no historic planning applications on the Site or within the immediate area that include information relating to ecology.

5.2 Designated Sites

5.2.1 Statutory Sites

No international, national or local designated statutory sites are within 1km of the Site.

The SSSI Impact Risk Zone online guidance⁸ confirms Natural England does not need to be consulted for this application.

Given the scale and nature of the works, it is considered that any temporary construction impacts and operational impacts on statutory sites are negligible.

5.2.2 Non-Statutory Sites

From the available desk study data, it is considered unlikely that a non-statutory site is located within the Zone of Influence.

Given the scale and nature of the works, it is considered that any temporary construction impacts and operational impacts on non-statutory sites are negligible.

5.3 Designated Habitat

5.3.1 Priority Habitats and Ancient Woodland

There are no ancient woodland or Priority Habitats within the zone of influence of the proposed works.

Given the scale and nature of the works, it is considered that any temporary construction impacts and operational impacts on these habitats are negligible.

⁸ [Impact Risk Zones - Threshold check](#) [Last accessed 29/01/2026]



5.3.2 Waterbodies

In accordance with MAGIC 's OS colour mapping there are no waterbodies within 250m of the Site.

Given the scale and nature of the works, it is considered that any temporary construction impacts and operational impacts on waterbodies are negligible.

5.3.3 Tree Protection Orders

There are no Tree Protection Orders (TPOs) within the Zol of the proposed development, and they are not considered further in this report.

5.3.4 Protected and Notable Flora and Fungi

The daytime walkover did not confirm the presence of protected and notable flora & fungi, and they are not considered further in this assessment.

5.3.5 Site Habitats

Figure 23 to Figure 32 show photographs of the Site which consists of developed/sealed land and vegetated garden.

Figure 23: The west elevation of the main residential dwelling



Figure 24: The west elevation of the main dwelling's extension



Figure 25: The northern elevation of the main residential dwelling with the shed in the foreground



Figure 26: The shed along with the dance hall in the background



Figure 27: A view facing south to show the area between the extension and dance hall



Figure 28: The main dwelling's extension and shed



Figure 29: Inside the shed facing south to show the edge of the main dwelling's extension



Figure 30: View facing north between the residential extension and the dance hall



Figure 31: The connection between the dance hall and main residential dwelling

Figure 32: The northern elevation of the dance hall



Figure 33: The east and north elevation of the dance hall as seen from the access road



Figure 34: The east and north elevation of the main dwelling



Figure 35: The south elevation of the main residential dwelling's chapel section as seen from the access path



Figure 36: A view facing west of the chapel's porch



Figure 37: The south elevation of the main residential dwelling as seen from the front garden



Figure 38: The south elevation of the main residential dwelling



Figure 39: A view facing north-east of the main residential dwelling. The roof space on the right side with the belfry is “north-south” loft void



Figure 40: A view facing north-east of the main residential dwelling. The roof space on the left side is the “east-west” loft void



Figure 41: Access is not possible to the east-west loft void due to the absence of a loft hatch



Figure 42: The north-south loft void was partially surveyed, the loft hatch on the southern end is directly under the belfry



Figure 43: A view facing north from within the southern entrance of the north-south loft void



Figure 44: A view facing south from within the northern entrance of the north-south loft void



Figure 45: A view facing north from within the northern entrance of the north-south loft void



Figure 46: A view directly up from the northern entrance of the north-south loft void showing the only visible area of exposed tile due to deterioration of the roofing membrane



Figure 47: A view facing north within the residential extension's loft void



Figure 48: A view facing south within the residential extension's loft void. Access was not possible past the chimney stack



The Site's habitats are considered to have negligible significance as a habitat. The importance of the habitats in the context of protected fauna is discussed in Section 5.4 of this report.



5.4 Protected and Notable Species

The daytime walkover confirmed that suitable habitat for the following protected and notable species is absent from the Zol:

- Otter;
- Beaver;
- Water vole;
- Badger;
- Hazel dormouse;
- Fish; and
- Notable invertebrates.

5.4.1 Amphibians & Reptiles

No records of amphibians and reptiles were returned from NBN Atlas. The absence of records for these species from NBN is not considered as evidence that these species are absent from the local area.

Natural England's Great Crested Newt (GCN) Strategic Opportunity Area and GCN Risk Zones mapping designate the Site as "fringe" and "amber" respectively.

MAGIC returned a pond with confirmed GCN presence 790m north-east of the Site. Vegetated gardens can readily support terrestrial habitats for these species, especially in areas that connected to the wider landscape such as the Site.

The Site habitats are considered to have low suitability for these species and impacts cannot be entirely scoped out.

The proposed operational phase is considered unlikely to significantly change the existing functionality of local area for these species. The increase in vegetated garden area is considered to enhance the local area for reptiles and amphibians.

Potential impacts to amphibians and reptiles during the construction phase can be reduced to negligible if the avoidance / mitigation measures detailed in section 6 of this report are implemented.



5.4.2 Bats

Two granted licenses were returned within 1km of the Site which area summarised in Table 5.

Table 5: Summary of granted bat European Protected Species Licences

Location	Licence Dates	Works permitted under the license
680m north of the Site	24/03/2017 - 31/03/2027	Destruction of a breeding and resting place for the following species; common pipistrelle, lesser horseshoe, brown long-eared and a soprano pipistrelle.
430m south-west of the Site	1014-2019	Destruction of a resting place for the following species; common pipistrelle, lesser horseshoe, greater horseshoe, brown long-eared and Natterer's and whiskered.

No records of bat were returned from NBN Atlas. The absence of bat records from NBN is not considered as evidence that these species are absent from the local area.

No bats or evidence of bats were identified during the daytime survey.

Potential Bat Roost Features (PRFs)

The buildings have numerous PRFs which are listed below with examples shown in Figure 49 to Figure 62.

- Diminishing course stone tile roof;
- Loose and raised tiles;
- Gaps around the rake/fascia board;
- Missing/cracked brick and mortar;
- Gaps in soffit;
- Raised lead flashing;
- Gaps in tiles along a roof valley; and
- Missing mortar/brickwork.

Figure 49: Loose slate tile on the west elevation of the residential dwelling's extension



Figure 50: Gap under the rake/fascia board on the northern elevation of residential dwelling's extension



Figure 51: A missing soffit board on the northern elevation of residential dwelling's extension



Figure 52: Raised flashing around the western chimney and inherent gaps in the stone tiles



Figure 53: Raised flashing around the dormer window on the northern elevation of the main dwelling



Figure 54: An example of a roof valley with multiple inherent gaps under the stone tiles



Figure 55: A missing eave brick under the to the right of the gutter on the north elevation of the main dwelling



Figure 56: A missing eave brick to the left of the gutter on the east elevation of the main dwelling



Figure 57: Cracked mortar on the south-east corner of the main dwelling's roof



Figure 58: Inherent gaps in the natural stone tiles



Figure 59: Another view facing east of the belfry along with the inherent gaps in the natural stone tiles



Figure 60: Gap in the wall mortar around the ground floor window lintel beam



Figure 61: Gap in the wall mortar around the window of the first floor



Figure 62: A raised tile on the south facing pitch of the main roof and near the eastern chimney



PRF Summary



Whilst no evidence of bats was confirmed during the daytime walkover, bats can readily roost in cavities that are not visible from the ground. In addition, it was not possible to fully endoscope all the PRFs.

The dancehall and associated outbuildings were in good condition with no noticeable PRFs during the daytime walkover.

The shed's internal space is accessible for bats but is exposed to the elements. The internal space could be used as a night roost by foraging bats, including cavity roosting bats such as horseshoe bats.

Aside from the shed, the other structures are considered unlikely to support horseshoe bats due to the restricted potential cavity space and the apparent absence of suitable entrance/access point for these species of bat.

The surveyed area within the main dwelling and chapel lofts voids indicated access might be possible for bats due to the partial deterioration of the roofing membrane. Although no evidence of bats was confirmed, the further survey effort included these spaces (where access is permissible) with static acoustic recording.

The majority of the PRFs were on the main roof and are considered likely to support crevice roosting bats. The suitability and characterisation of these roost features cannot be readily determined from a ground level assessment. Based on the information obtained from the daytime walkover, buildings are assigned the following suitability for roosting bats:

- Dance hall and associated structures- Negligible;
- Main residential dwelling and chapel – Moderate; and
- The residential dwelling's extension – Moderate.

Bat emergence surveys were considered to be required to confirm the Site's significance for roosting bats and inform a suitable avoidance and mitigation strategy.

Trees

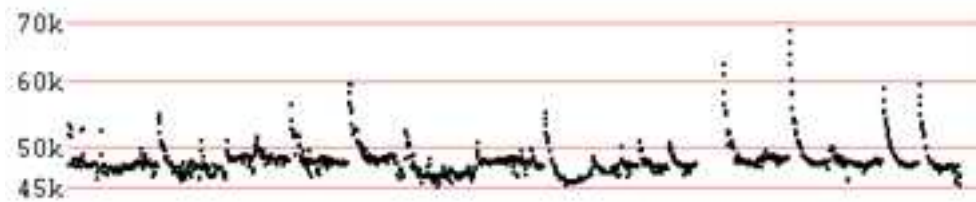
There are no trees with potential roost features within the Zone of Influence of the proposed works.

Static Acoustic Surveys

Two bat passes were recorded within the loft void across the six nights with both being common pipistrelle on the 07 May at 22:51 and 22:52. An example call (shown in Figure 63) has truncated peaks and is considered likely to be from a bat outside of the loft void but flying in close proximity to the roof.

Since the static was positioned directly under the belfry, the call could be from the same common pipistrelle observed emerging from near the belfry earlier during the emergence survey and returning to roost.

The absence of bat pass records for the remaining five nights suggests the belfry roost (between the tiles and roof membrane) could be an infrequently used day roost.

Figure 63: Common pipistrelle call returned from the static

Emergence Surveys

Across two the two emergence surveys a total of three bat roosts were confirmed:

- 1 A common pipistrelle seemingly from the lead flashing of the belfry or a loose tile near the base of the belfry on the southern elevation, 07 May at 20:54;
- 2 A common pipistrelle from a loose tile in the centre of the west facing elevation on the south side of the main house, 07 May at 21:39; and
- 3 A common pipistrelle from a loose tile in the centre of the eave on the west facing elevation on the south side of the main house, 07 May at 21:47

Figure 64: Aerial view to show the bat roost locations and direction of travel after emerging

Source: Bluesky_Aerial_Photography_12.5cm_1077894_1356940

Further bat surveys were not undertaken since it is considered sufficient information was obtained to confirm that the structure is of significance for roosting bats for day roosts only. It is considered likely that roosting bats will vary their roosting preferences within the structure



across the summer. Confirming each potential individual access and egress point would take a disproportionately large survey effort. Instead, it is concluded that all of the PRF's have reasonable likelihood of hosting summer roosts for individual crevice dwelling bats.

The proposed works do not destroy or damage the identified bat roosts.

The introduction of roof lights will enable some light spill on the north side of the main residential building. The confirmed roosts are located on the south side and so no significant is anticipated from the introduction of artificial light from the proposed roof lights on the north side. The percentage cover of these fenestrations is proportionate to minimise potential impacts from light spill. As discussed later in this section, the proposed lighting strategy is considered likely to result in a net loss of external artificial light spill.

The surveys confirmed the likely absence of roosting bats from the ground floor structures which will be destroyed / altered. The development includes remedial works to the roof of ground floor extension which includes PRFs. Since bats are a mobile species which can readily change roost preferences, the risk of impacting a bat roost cannot be entirely scoped out. To mitigate for the risk of impacting potential roosting bats, the proposed demolition phase will be completed under a precautionary method statement.

The creation of new bat roosting resources in the form of boxes or integrated features was considered. There are no readily accessible locations during the construction phase which are considered to have a likely uptake by bats. The proposed works are on the single-storey structures which are considered to be too low to the ground to be readily taken up by roosting bats. The most optimal location for a bat box is on the apex of the main dwellings western gable end. The proposed works do not include scaffolding and it is considered too onerous to install scaffolding for a bat box in this location.

Potential impacts to roosting bats during the construction phase can be reduced to negligible if the measures detailed in section 6 of this report are implemented.

Commuting and Foraging

Table 6: Summary of the recorded bat passes during the emergence surveys.

Date	Detector	Number of bat passes recorded						
		All species	P.pip	P.pyg	B.bar	Myotis sp.	N.noc	E.ser
07 May 2026	EMTP2	21	19	0	0	0	2	0
	SMMB2-1	35	26	7	1	1	1	1
	Batlogger M2	13	12	0	0	1	0	11
	Total	69	57	7	1	2	3	12
	Earliest recorded time	20:53	20:53	N/A	N/A	N/A	21:11	N/A
		P.pip	20:54	22:46	22:07	21:39	21:11	21:19
28 May 2026			20:58	N/A	N/A	21:39	N/A	21:19
	SMMB2-2	5	5	0	0	0	0	0
	SMMB2-1	10	10	0	0	0	0	0
	Batlogger M2	14	12	0	0	1	0	1
	Total	29	27	0	0	1	0	1
	Earliest recorded time	21:38	21:38	N/A	N/A	N/A	N/A	N/A
		P.pip	21:38	N/A	N/A	N/A	N/A	N/A
			21:50	N/A	N/A	22:22	N/A	21:59



Example calls for each bat species recorded as seen in AnalookW F7 compressed are shown in Figure 65 to Figure 70.

Figure 65: Common pipistrelle (P.pip)

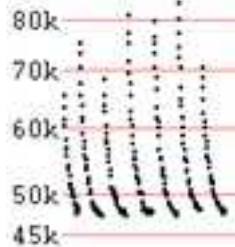


Figure 66: Soprano pipistrelle (P.pyg)

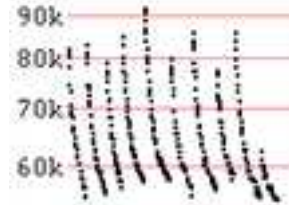


Figure 67: Barbastelle (B.bar)



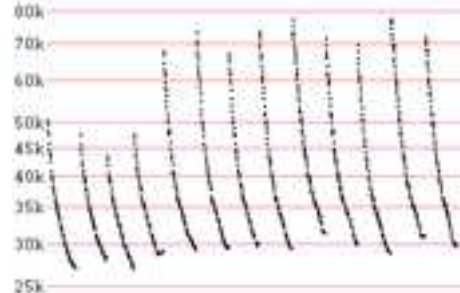
Figure 68: Myotis sp.



Figure 69: Noctule (N.noc)



Figure 70: Serotine (E.ser)



The observed bat activity included:

- 07 May
 - A common pipistrelle foraging for 10 minutes along Hollow Way road;
 - A few common pipistrelle passes were seen over the adjacent garden on the west side of the Site: and
 - Multiple bats were observed flying in the cemetery north of the Site near surveyor 1.



- 28 May
 - A common pipistrelle foraging briefly along Hollow Way road;
 - A common pipistrelle foraging briefly in the cemetery north of the Site near surveyor 1.

The majority of the bat passes were recorded in the northern cemetery which is outside of the Site. Social calls for pipistrelle bats were also recorded on the north Side of the Site. The northern cemetery is considered to be a key commuting and foraging resource bats, especially pipistrelle and serotine. The artificial lighting observed on Hollow Way road could deter bats and consequently signifies the importance of the northern corridor for bats.

The Site's habitat of developed land/sealed surface is not considered to be of significance for commuting and foraging bats.

The Site is subject to existing artificial light disturbance fittings that do not adhere to best practice guidelines which are shown in Figure 71 to Figure 77.

Figure 71: A light fitting on the east side of the shed with a high lux fitting



Figure 72: A light fitting on the west side of the dancehall which includes uplighting



Figure 73: A light fitting on the north side of the main dwelling positioned high on the wall



Figure 74: A light fitting on the west side of the dancehall which includes uplighting



Figure 75: A street light creates significant light spill onto the south side of the Site



Figure 76: A garage light on the adjacent western property created significant light spill onto the north side of the Site when it was in use



Figure 77: Roof windows on the adjacent eastern property



Without mitigation the construction and operational phases have the potential to impact on the commuting and foraging functionality of the northern corridor for bats by the introduction of noise and artificial light spill.

The proposed development will replace existing external lighting within the Site with bat-sensitive fittings which will create a net reduction in light pollution. Any replacement and/or additional artificial light will adhere to the following specifications:

- Installed for the purposes of safe access only;
- Only include downlighting;
- The light output and mounting height of all exterior light fittings will be as low as practically possible;
- No additional artificial light spill onto the surrounding area;
- No ultraviolet radiation, an LED light source will be used;
- Have the lowest viable lux value;



- In exterior transition areas (i.e. paths, ramps and entrances), absence detection shall be specified via a 30 seconds to 2 minutes timer, ensuring the light fittings are switched off automatically when absence is detected; and
- Have a have a maximum correlated colour temperature (CCT) of 2700K.

The proposed lighting strategy and the conversion the demolished buildings into a garden with a native hedge is considered likely to ensure the functionality of the area for commuting and foraging bats is enhanced. The dark corridor along the northern boundary and cemetery will also be protected.

Potential impacts to commuting and foraging bats during the construction phase can be reduced to negligible if the measures detailed in section 6 of this report are implemented.

5.4.3 Birds

NBN Atlas returned four records for two species of bird within 1km being reed bunting and swift. The absence of additional records is not regarded as evidence that these species are absent from the local area. The Site is considered unlikely to have significance for reed bunting.

Swift Mapper returned a record of three swift nests within a hole of the dwelling's roof or wall.

During the bat emergence survey 28 May a swift was observed returning to a nest under the stone tiles at the approximate location shown in Figure 78.

Figure 78: The approximate location of the swift nest is highlighted in red





The daytime survey confirmed an old nest within B3 which is considered likely to be a common urban species.

During the 07 May bat emergence survey, jackdaws were seen entering the south-western chimney flue and it was assumed to be an active nest.

The proposed works do not impact the swift nest but will:

- Enable the chimney flue to become operational again which will prevent jackdaws from nesting; and
- Destroy the old shed which contained bird's nest.

The existing bird nesting resources proposed to be destroyed are considered likely to be opportunistic and only exist due to the current operational disturbances being low from temporary abandonment of the buildings. The proposed development does not significantly change the existing legal use of the space or the potential disturbances from operational use to breeding birds.

The conversion of the buildings to be demolished into a vegetated garden with a native hedge is considered to be a sufficient mitigation strategy for birds.

Potential impacts to breeding birds during the construction phase can be reduced to negligible if measures outlined in section 6 of this report are implemented.

5.4.4 Other Mammals

NBN Atlas returned five records for two species of other mammals within 1km being muntjac and roe deer. The Site is considered to have negligible significance for these recorded other mammals.

The Site is considered to have low suitability to support other mammals such as hedgehogs and potential impacts cannot be entirely scoped out.

The proposed operational phase is considered unlikely to significantly change the existing functionality of local area for these species. The increase in vegetated garden area is considered to enhance the local area for other mammals.

Potential impacts to other mammals during the construction phase can be reduced to negligible if the avoidance / mitigation measures detailed in section 6 of this report are implemented.

5.5 Invasive Non-Native Species (INNS)

The daytime walkover confirmed the likely absence of INNS and they will not be considered further in this report.

5.1 Impact Assessment Summary

Table 7: Summary the Ecological Features within the Zol and Impact Assessment

Ecological Feature	Area on Site which could likely host the ecological feature	Phase of the proposed development where the potential significant impacts could occur	Impact of the proposed works if the avoidance, mitigation and enhancement measures in section 6 of this report are implemented
Amphibians	Any vegetated area in the Site.	Construction	Enhancement
Reptiles	Any vegetated area in the Site.	Construction	Enhancement
Bats Foraging and commuting	Entire Site	Construction and Operational	Enhancement
Bats Roosting	Roof of the main dwelling. The ground floor residential extension roof has a precautionary low risk	Construction	Negligible
Birds	Shed, chimney flue and roof of the main dwelling	Construction	Negligible
Other mammals (hedgehogs)	Any vegetated area in the Site.	Construction	Enhancement



6 BIODIVERSITY STRATEGY

If the strategy is approved by the Local Planning Authority it can either be subjected to a compliance condition or can be used as a template to discharge any forthcoming ecological conditions.

6.1 Construction Phase

6.1.1 Bats

- There will be no night-time working or disturbance associated with the construction works at night such as but not limited to artificial light spill;
- Immediately prior to the demolition, a suitably qualified ecologist will inspect the accessible PRFs;
- The PRFs will be soft stripped and by hand (where possible) under ecological supervision;
- Any tiles will be removed in a vertical motion as opposed to a horizontal sliding motion; and
- All works must stop if a bat is found and an ecologist must be notified. A licence from Natural England will need to be approved before works can recommence. Bat roost features will be integrated into the Site to ensure the continued ecological functionality of roosting bats in the local area.

6.1.2 Other Ecological Features

An ecologist should complete a site walkover to ensure the recommendations in this report remain valid at least 24 hours before any works commence. The results of this walkover might alter the mitigation strategy if additional ecological constraints are identified.

All works will stop immediately if a protected species or evidence of a protected species is discovered. An appropriate avoidance or mitigation strategy will be agreed with a suitably qualified ecologist before works continue.

If significant impacts to the protected species are unavoidable, additional mitigation measures will be implemented that are proportionate to ensure no net loss of biodiversity and ideally a net gain.

If a protected species such as a reptile, amphibian and/or hedgehog are identified they will be transported by an ecologist to a suitable refugia in the near vicinity such as the cemetery the Site's northern boundary.

The vegetation demolition works should seek to avoid the breeding bird season which is considered to be from March to August inclusive. If this is not possible, immediately prior to the



building's demolition a suitably qualified ecologist will inspect the Site for breeding birds and other protected species. If an active nest is confirmed, works will likely need to be delayed until the chicks have successfully fledged.

The Site's vegetation will remain to be managed as a short sward prior to works commencing and during the construction phase to deter species from entering the working area.

Construction materials will be stored on waste pallets or in skips to reduce the potential of them becoming refugia features for wildlife.

There will be no night-time working or disturbance associated with the construction works at night such as but not limited to artificial light spill.

A suitably sized plank will be installed in any excavations overnight to ensure any trapped animals can readily escape.

The proposed soft landscaping shown in drawing *Proposed Ground Floor Plan, No: P1-1, Date: 07/11/2026 by BRO Architecture Ltd* (see Appendix A) will be planted before the first occupational use subject to suitable seasonal conditions or in the following optimal planting season (October to March inclusive).

6.2 Operational Phase

No additional external artificial light will be installed unless they adhere to the following specifications:

- Installed for the purposes of safe access only;
- Only include downlighting;
- The light output and mounting height of all exterior light fittings will be as low as practically possible;
- No additional artificial light spill onto the surrounding area;
- No ultraviolet radiation, an LED light source will be used;
- Have the lowest viable lux value;
- In exterior transition areas (i.e. paths, ramps and entrances), absence detection shall be specified via a 30 seconds to 2 minutes timer, ensuring the light fittings are switched off automatically when absence is detected; and
- Have a have a maximum correlated colour temperature (CCT) of 2700K.



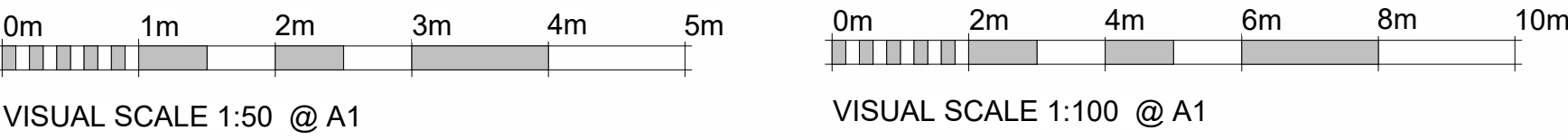
APPENDIX A PROPOSED PLANS

Drawings:

Proposed Ground Floor Plan, No: P1-1, Date: 07/11/2026 by BRO Architecture Ltd

Proposed Elevation Plans, No: P1-2, Date: 07/20/21 by BRO Architecture Ltd

Proposed Additional Views, No: P1-4, Date: 01/18/23 by BRO Architecture Ltd



A1

PLEASE NOTE:

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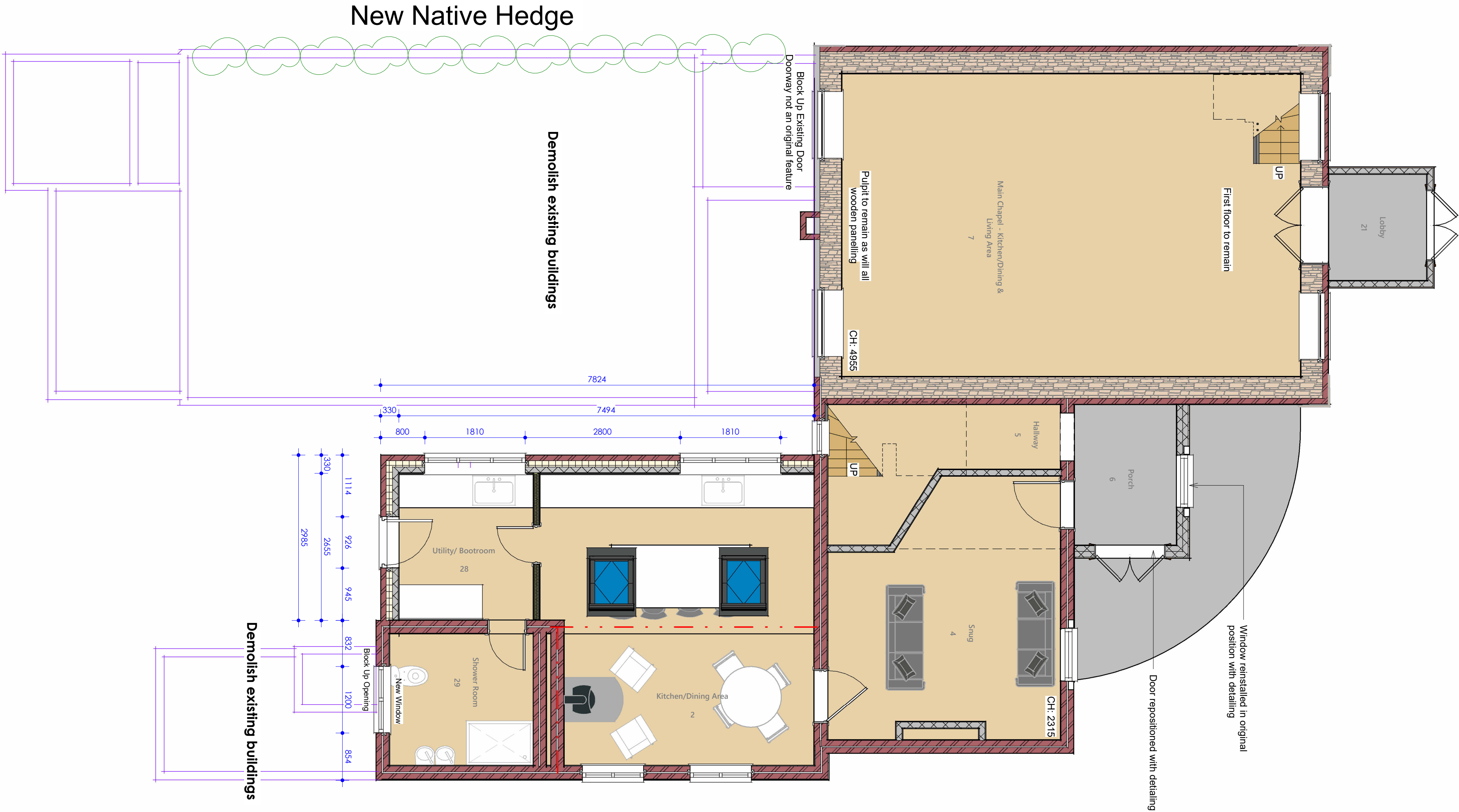
All builders to site measure to confirm measurements and layout for setting out, especially door and window positions.

Report all discrepancies to the person named below, do not proceed without instruction.

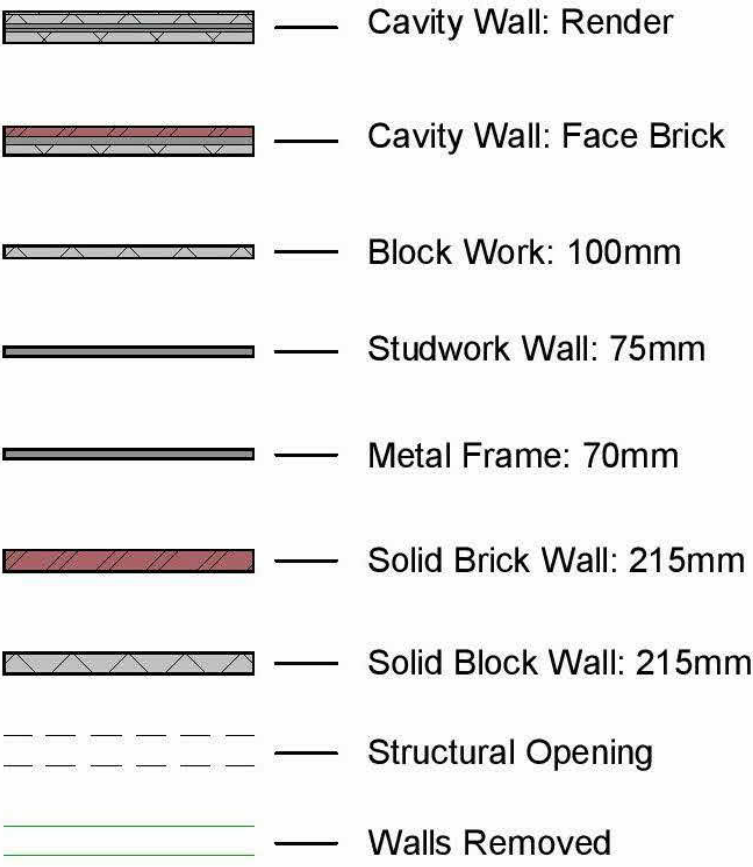
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1
1 : 50
Ground Floor Plan



Wall Structure Key:

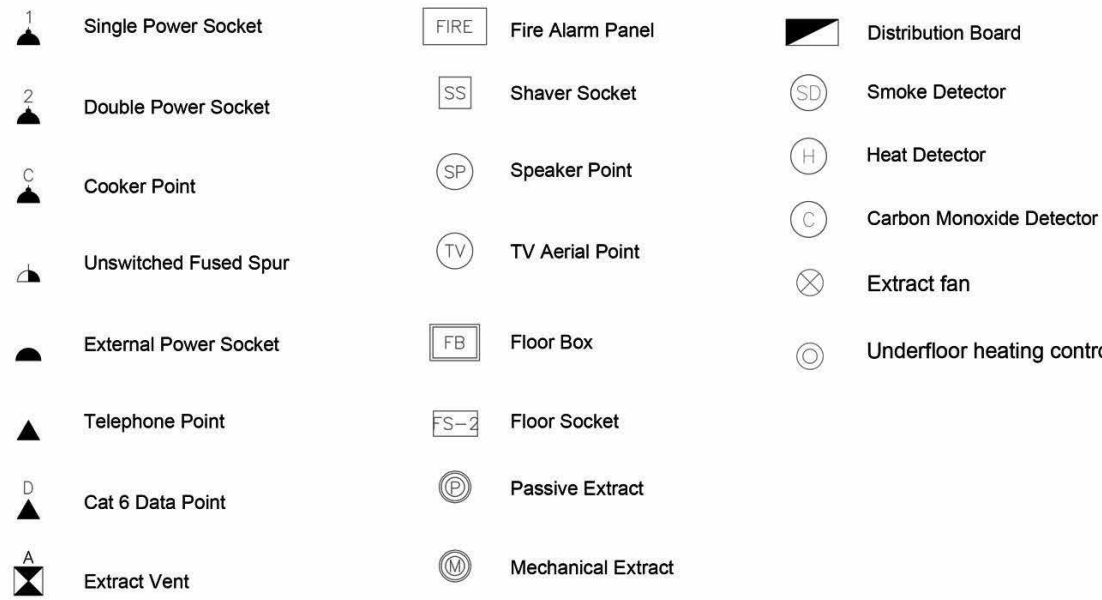


Ducting Colour & Use

Red	Electric cable
Yellow	Gas Pipe
Blue	Water pipes
Green	Data/Comms
Grey	BT
Purple	Security - Cameras
Orange	Garden Lighting non Security

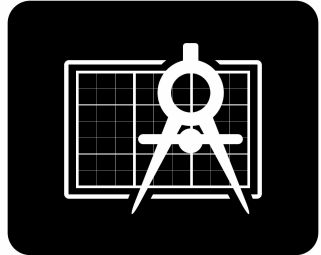
Drainage Key

S	Storm Drainage
MH	Manhole
FD	Foul Drainage
SVP	Soil Vent Pipe
GP	Gulley Pot
RWP	Rainwater Pipe
AD	ACO Drain



DRAWING NUMBER

P1-1



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CLIENT

Kelly Glover

SITE ADDRESS

The Manse and Baptist
Chapel 86 Bradenstoke
SN15 4EL

PROJECT NAME

Proposed Renovations and
Change of Use

DRAWING NAME

Proposed Ground Floor Plan

DATE
7th Nov 25

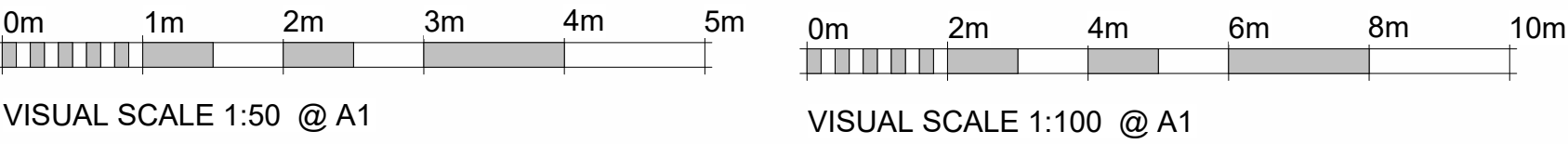
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Client

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PROJECT NUMBER
SH/BRO/071125-K



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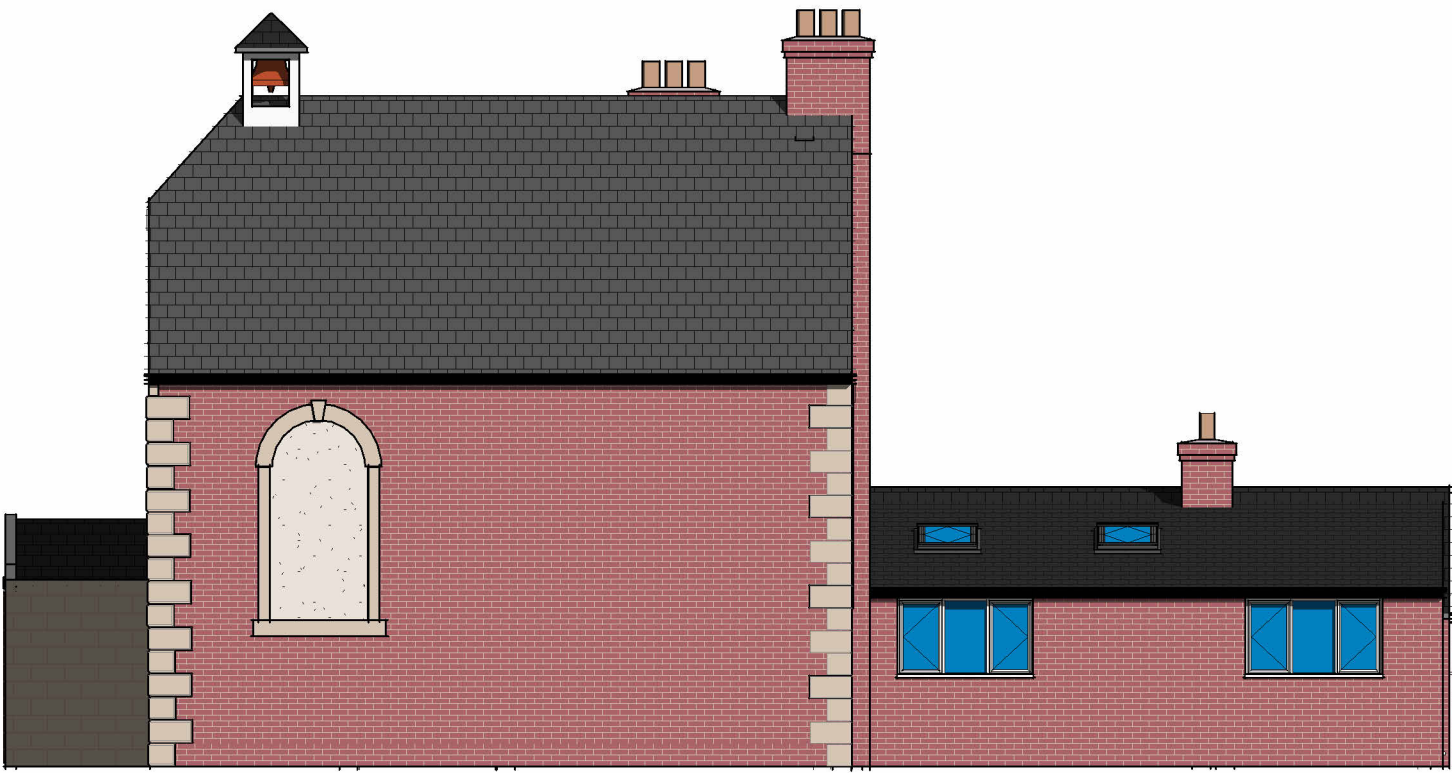
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4 Right Side Elevation
1 : 100



3 Rear Elevation
1 : 100



2 Left Side Elevation
1 : 100

Wall Structure Key:

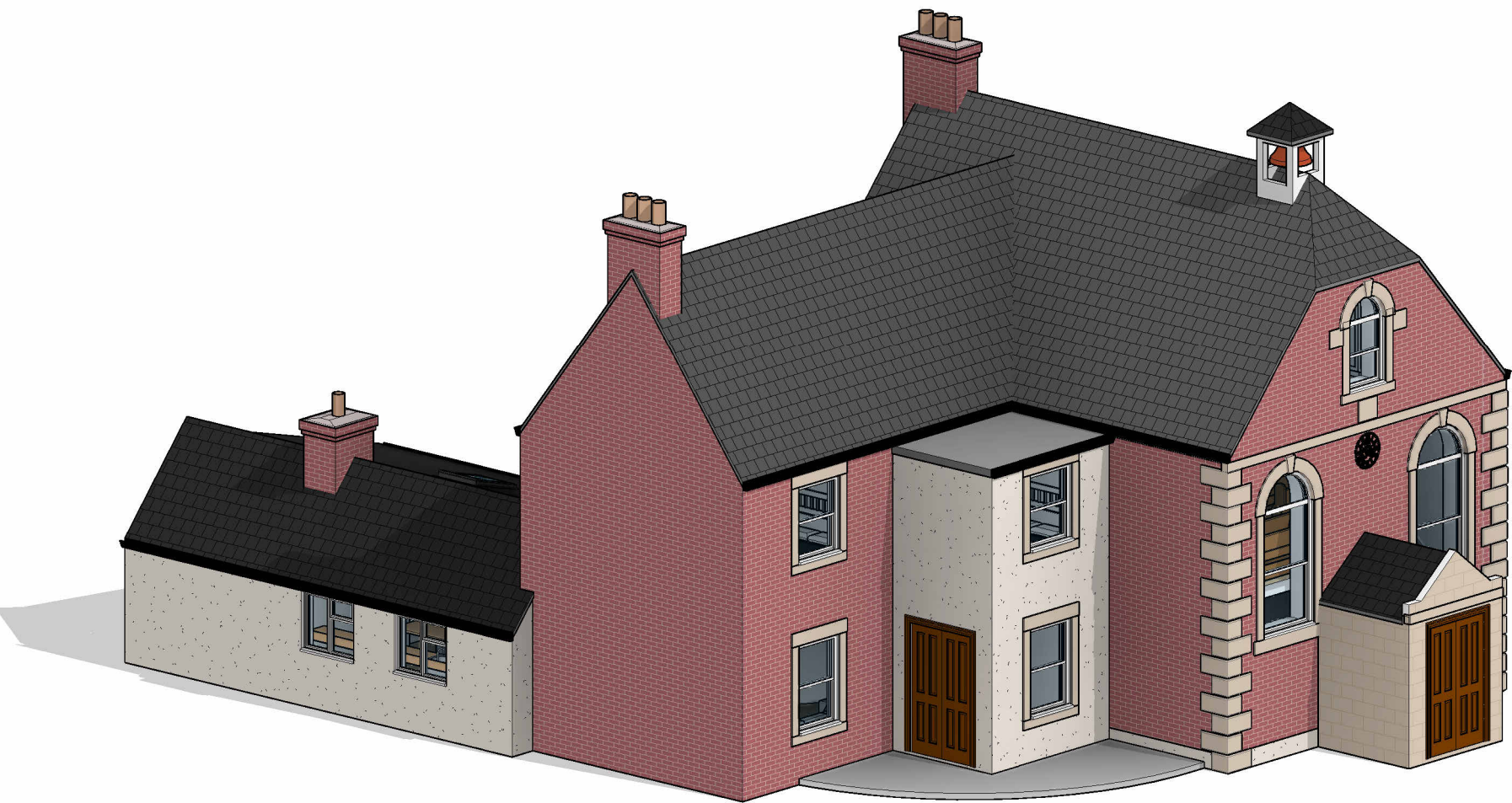
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- Cavity Wall: Face Brick
- Block Work: 100mm
- Studwork Wall: 75mm
- Metal Frame: 70mm
- Solid Brick Wall: 215mm
- Solid Block Wall: 215mm
- Structural Opening
- Walls Removed

Ducting Colour & Use

- Red Electric cable
- Yellow Gas Pipe
- Blue Water pipes
- Green Data/Comms
- Grey BT
- Purple Security - Cameras
- Orange Garden Lighting non Security

Drainage Key

- S Storm Drainage
- MH Manhole
- FD Foul Drainage
- SVP Soil Vent Pipe
- GP Gulley Pot
- RWP Rainwater Pipe
- AD ACO Drain

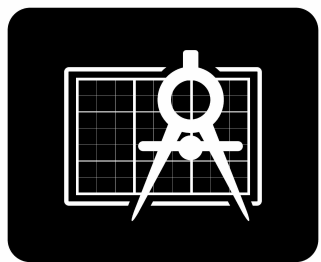


1 Front Elevation
1 : 50

- 1 Single Power Socket
- 2 Double Power Socket
- C Cooker Point
- Unswitched Fused Spur
- External Power Socket
- Telephone Point
- Cat 6 Data Point
- Extract Vent
- FIRE Fire Alarm Panel
- SS Shower Socket
- SP Speaker Point
- TV TV Aerial Point
- FB Floor Box
- FS-2 Floor Socket
- Passive Extract
- Mechanical Extract
- Distribution Board
- SD Smoke Detector
- H Heat Detector
- C Carbon Monoxide Detector
- Extract fan
- Underfloor heating control

DRAWING NUMBER

P1-2



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PROJECT NAME

Proposed Renovations and
Change of Use

DRAWING NAME

Proposed Elevation Plans

DATE

07/20/21

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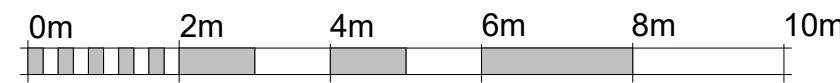
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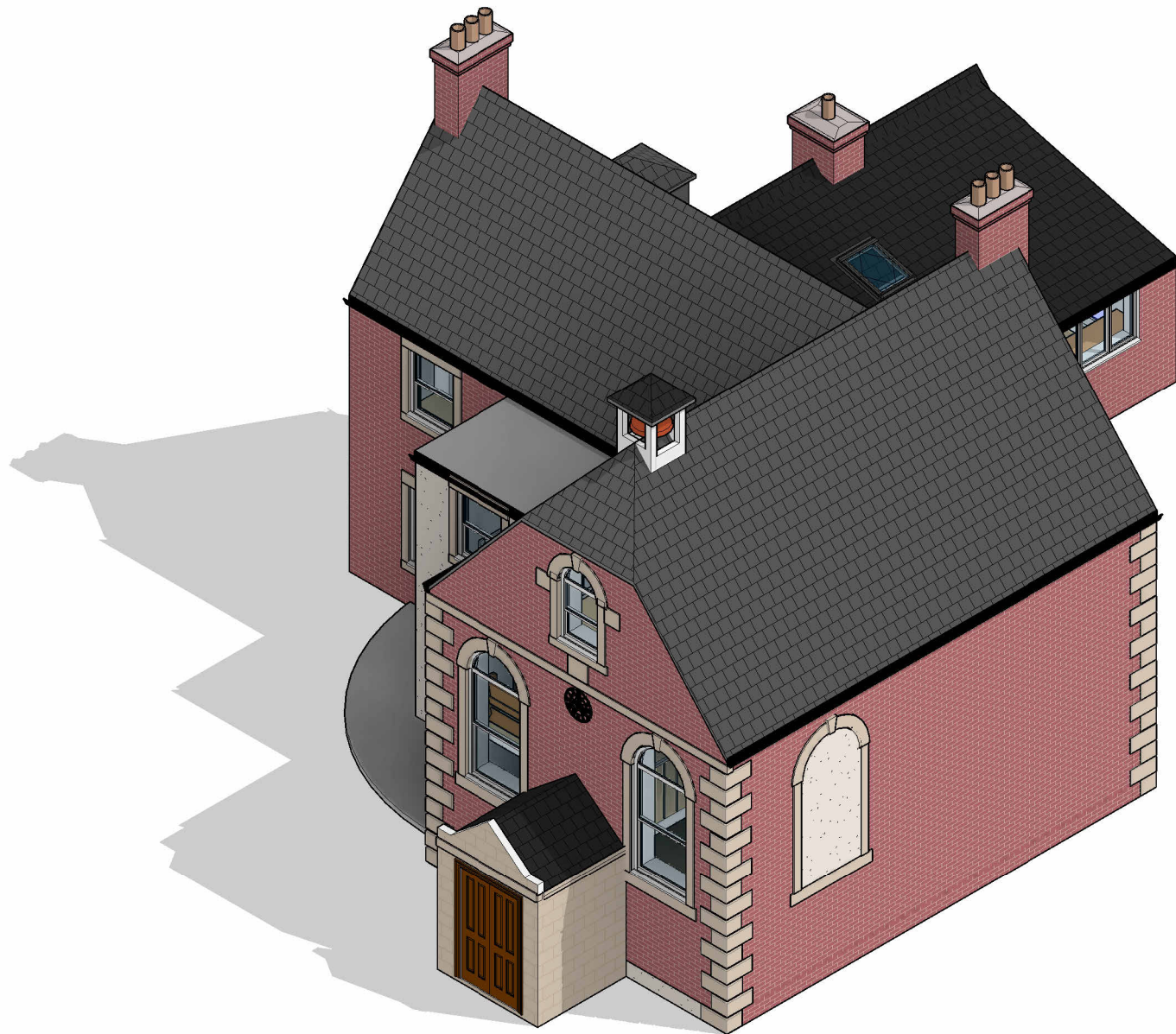
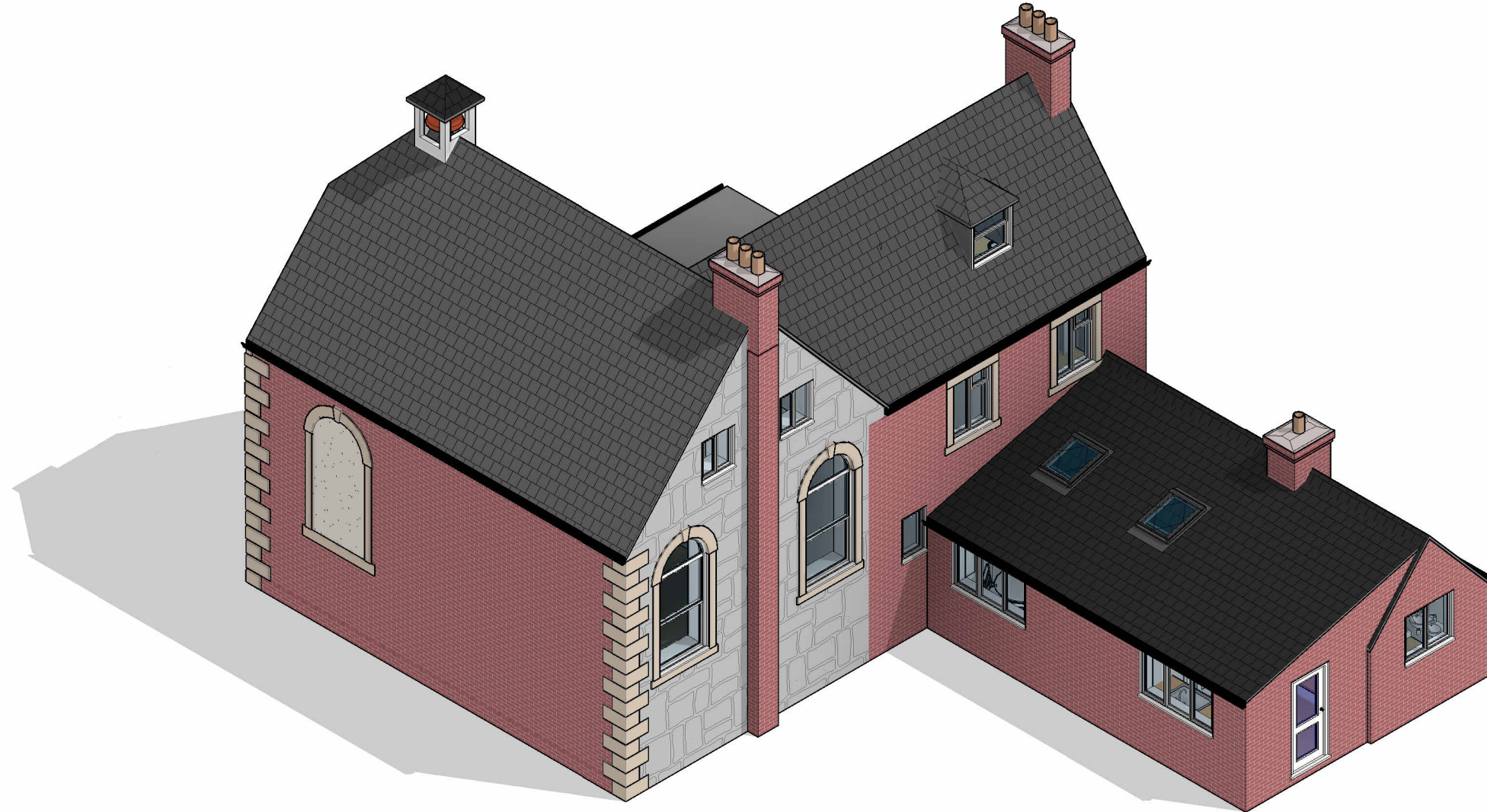
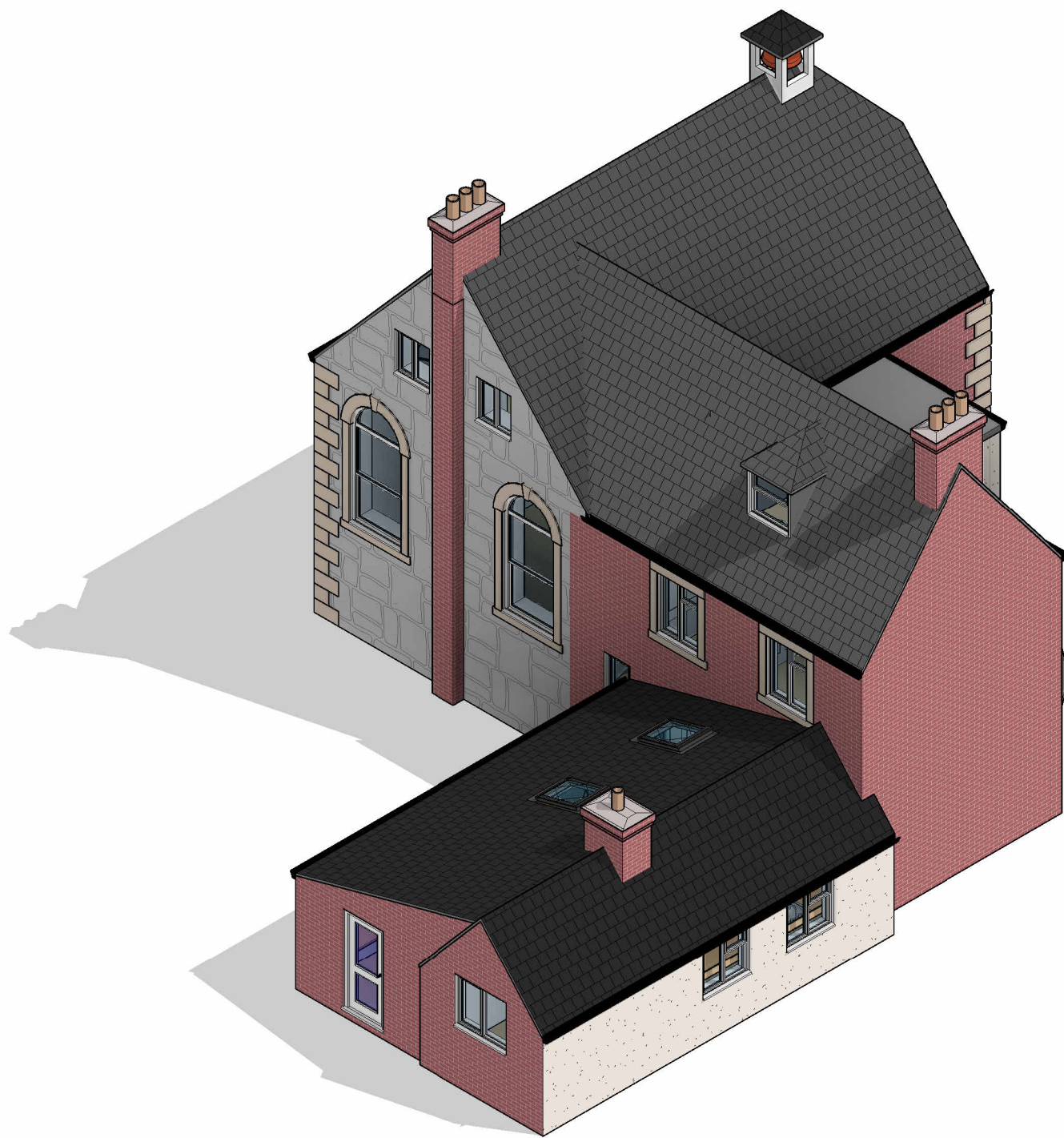
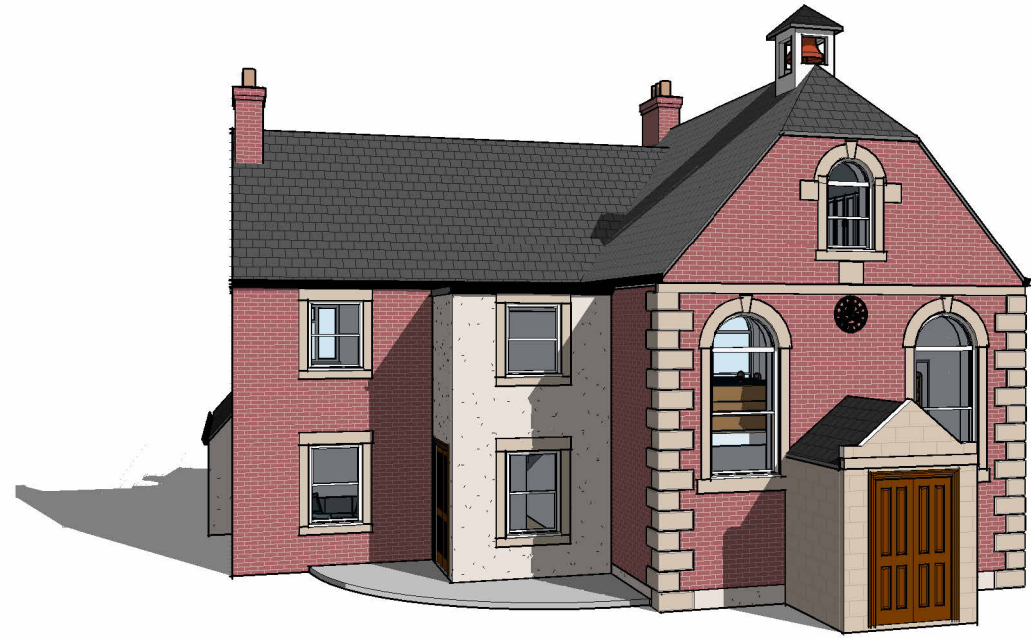
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VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1



A1

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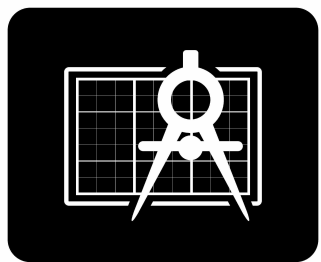
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DRAWING NAME

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DATE
01/18/23

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APPENDIX B LEGISLATION AND POLICY

The key legislation relating to ecology and the environment is the Wildlife and Countryside Act 1981 as amended (WCA), and The Conservation of Habitats and Species Regulations 2017 as amended (Habitat Regulations).

Together, the WCA and Habitat Regulations form the precedent for species and habitat protection in England and Wales. In addition to terrestrial legislation, the Marine and Coastal Access Act (2009) protect nationally important marine wildlife, habitats, geology and geomorphology by created designated protection areas called Marine Conservation Zones (MCZs).

The Natural Environment and Rural Communities (NERC) Act 2006 requires public bodies, including local authorities, 'to have regard to the conservation of biodiversity in England' when conducting their normal functions. Section 40 of the Act also refers to a list of habitats and species of 'principal importance to biodiversity in England. Hereafter Section 41 (S41) habitats and species are referred to as 'priority habitats and species'.

The Environment Act 2021 details targets, plans and policies for improving the natural environment including the introduction of mandatory Biodiversity Net Gain (BNG).

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF paragraphs relating to biodiversity and planning applications are 180, 183, 186-188.

The following section details species specific legislation and is a summary version of the full legislative text only. The relevant acts referred to for each species should be referred to for the full legislative text.

Breeding Birds

All breeding birds are protected under the WCA which prohibits the intentional killing, injuring or taking of any wild bird (and) the taking, damaging or destroying eggs or of the nest (whilst being built or in use). Schedule 1 bird species are afforded greater protection under the WCA. It is an offence to disturb Schedule 1 birds or the dependants in the vicinity of their nest site.

Reptiles

Reptiles have varying degrees of protection under the WCA. The four widespread species of reptiles that are protected under Schedule 5 are common lizard (*Zootoca vivipara*), slow-worm (*Anguis fragilis*), grass snake (*Natrix natrix*) and adder (*Vipera berus*). This means it is prohibited to intentionally kill, injure or trade these species.

Invasive Species

Invasive Alien Species (Enforcement and Permitting) Order 2019 and Schedule 9 and Section 14 of the WCA prohibits the introduction into the wild of any species that is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state, or any species listed on Schedule 9.

Plant or soil material contaminated by invasive non-native species such as Japanese knotweed that is to be discarded is considered to be a 'controlled waste' under the Environmental



Protection Act 1990 (EPA 1990). It is an offence to deposit, treat, keep, or dispose of controlled waste without a licence. Furthermore, knotweed that has been cut down and removed must be received by an authorised person to be disposed of correctly. A licence can be obtained from the Environment Agency (EA). The release or planting of a listed species in the wild can be permitted under a licence granted by the relevant statutory body.

Badgers

Badgers (*Meles meles*) and their setts are protected under the Protection of Badgers Act 1992. This makes it an offence to:

- Directly or indirectly kill, injure or take badgers;
- Cruelly ill-treat a badger;
- Dig for a badger;
- Intentionally or recklessly damage or destroy a badger sett, or obstruct access to it;
- Cause a dog to enter a badger sett; and
- Disturb a badger when it is occupying a sett.

Otter

Otter (*Lutra lutra*) are a European Protected species and are fully protected under Schedule 5 of the WCA and Habitat Regulations. It is an offence to:

- Intentionally or deliberately kill, injure or take an otter;
- Intentionally or deliberately damage, destroy or obstruct access to any structure or place used for shelter or protection by an otter; and
- Intentionally or deliberately disturb an otter while it is occupying a structure or place which it uses for that purpose.

Water Vole

Water vole (*Arvicola amphibius*) are fully protected under Schedule 5 of the WCA, and Habitat Regulations. It is an offence to:

- Intentionally capture, kill or injure water voles;
- Damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care);
- Disturb them in a place of shelter or protection (on purpose or by not taking enough care); and,
- Possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

Bats

All bat species are protected under the WCA and Habitat Regulations. This means it is illegal to:

- Intentionally or deliberately kill, injure, disturb or capture these species or damage, destroy or obstruct access to any structure, breeding or resting place used by them.

A person commits a disturbance offence when they significantly to affect:



- The ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or
- The local distribution or abundance of that species.

Hedgehog

The hedgehog (*Erinaceus europaeus*) is partially protected under Schedule 6 of the WCA.

Great Crested Newt

Great crested newts (*Triturus cristatus*) (GCN) are fully protected under the WCA and Habitat Regulations. This means that is an offence to:

- Intentionally or recklessly kill, injure or take GCN;
- Possess or control any live or dead specimen or anything derived from a GCN;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used as shelter or protection by a GCN; and
- Intentionally or recklessly disturb a GCN while it is occupying a structure or place, which it uses for that purpose.

The legislation applies to all life stages of great crested newts.



APPENDIX C LOCAL POLICIES

The key Wiltshire Council policies that relate to biodiversity are outlined below.

Core Policy 50: Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity, and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance, and create valuable habitats, ecological networks, and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

1. cannot reasonably be avoided
2. are reduced as far as possible
3. are outweighed by other planning considerations in the public interest



4. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 52: Green Infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted, developers will be required to:

1. retain and enhance existing on-site green infrastructure
2. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
3. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
4. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
5. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation. Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Core Policy 54: Cotswold Water Park

In the Cotswold Water Park, proposals for outdoor or water-based sports, leisure, and recreation-based development will be supported where they help transform the area into an informal recreation and leisure resource for Wiltshire residents and visitors in line with the key objectives of the Cotswold Water Park Vision and Implementation Plan. Proposals for any such development must meet the following criteria:

1. Increase or enhance public accessibility and enjoyment of the lakes and countryside.



2. Contribute towards the local economy in the Cotswold Water Park.
3. Strengthen the local landscape character and engender a sense of place.
4. Contribute towards enhancement of biodiversity within the Cotswold Water Park.
5. Retain the character of individual settlements including the tranquillity of their settings.
6. Protect the Cotswold Water Park's built heritage, and enhance accessibility and interpretation of such features where possible.
7. Demonstrate high levels of sustainability, particularly including sustainable building design, accessibility by sustainable transport modes, and sustainable drainage systems.

Core Policy 69: Protection of the River Avon SAC

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements, and river access management measures. All development within 20m of the river banks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory.

Where additional sewage discharges to a STW cannot be accommodated without measures to offset phosphate loading, development will be required to undertake proportionate measures (which may include contributions towards those measures identified in the Nutrient Management Plan) to demonstrate that the proposals would have no adverse effects upon the SAC.