



Ecological Walkover & Preliminary Bat Roost Assessment

Dodford Farm, Christian Malford, Chippenham,
Wiltshire, SN15 4DE

Client	Mr J S Ewert
Reference	2025-096
Version	1
Date	02/10/2025

Quality Assurance

	Name	Position	Date	Signature
Surveyor and Survey Date	Alessandra Malloy BSc	Assistant Ecologist	18/08/2025	
Authored	Alessandra Malloy	Assistant Ecologist	02/09/2025	
Reviewed	Rachel Barber BSc, MSc, MCIEEM	Director/ Senior Ecologist	22/09/2025	
Approved	Rachel Barber	Director/ Senior Ecologist	02/10/2025	

Document History

Version	Date Issued	Revision
1	02/10/2025	Issued to the client.

Disclaimer

This document has been prepared solely for use by the client. Smart Ecology accepts no responsibility or liability for any use of this document by third parties or for purposes for which it was not originally commissioned.

The summary of wildlife legislation provided is for general guidance only and does not in any way provide legal opinion or a definitive statement of the law. For detailed information, the legislation itself should be reviewed and a legal professional consulted. Smart Ecology cannot be held liable for any information provided by third parties which is referenced within this document.

The evidence in this document is based upon the field survey(s) detailed. Due to the changing nature of ecology the list of species present cannot be considered comprehensive and Smart Ecology cannot guarantee that other protected/notable species and habitats are not present.

The ecology of a site is constantly changing and therefore the information provided in this document is only relevant at the time of survey. **If it has been over 12 months since this survey was undertaken advice should be sought on whether an updated survey is necessary.**

The evidence which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Copyright

Smart Ecology Ltd. has prepared this report for use by Mr J S Ewert. © This report is the copyright of Smart Ecology Ltd.



Non-Technical Summary

Purpose of Report	Smart Ecology was commissioned by Mr J S Ewert. to undertake an ecological walkover and preliminary bat roost assessment of land and buildings at Dodford Farm, Christian Malford, Chippenham, Wiltshire, SN15 4DE. This was to inform a planning application to Wiltshire Council for the change of use of the 1970s ATCOST building to a mechanics' premises (building B1), change of use, and conversion of the traditional farm building with tiled roof to an office for the mechanic's premises (building B3) with the demolition of the extension on the south-eastern elevation of building B3 (building B4) and the clearing of the land to the east of the site to provide access, turning and parking. The survey also considered the covered structure between building B1 and building B3, referred to as building B2, and the clearing of the land to the east of the site to provide access, turning and parking.
Methodology	A desk study and a daytime external and internal inspection of the buildings to look for evidence of, and potential for, roosting bats and nesting birds were carried out.

Results and Mitigation/Survey Requirements			
Species/ Group	Suitability Assessment	Survey & Mitigation Requirements	Timing
Bats	Moderate (active period)	Emergence surveys - Two surveys must be carried out to determine the presence or likely absence of roosting bats in building B1. If roosting bats are found to be present then one or more additional surveys may be required to fully characterise the roost(s). Two surveyors and four infrared cameras would be required to permit full coverage of the building.	Emergence surveys - May to September inclusive, at least one survey between May and August inclusive. Surveys must be carried out at least three weeks apart.
	Moderate (hibernation period)	It is not considered feasible to inspect all the crevices (under roof tiles etc). Any necessary mitigation must be determined after emergence survey(s) have been carried out.	N/A
Birds	Confirmed	Mitigation - If possible carry out works to the buildings outside of the nesting season (which is typically between March to September inclusive). If works to buildings are carried out during the nesting season then a check for nesting birds must be carried out immediately before works start, and if active nests were found they would have to be left undisturbed until the young had left the nest.	If works are carried out between March and September inclusive then a nesting bird survey must be carried out by an ecologist.



Results and Mitigation/Survey Requirements			
Species/ Group	Suitability Assessment	Survey & Mitigation Requirements	Timing
		It is recommended that compensatory nest sites for swallows are provided.	

Conclusions	The traditional farm building (B1) was assessed to have moderate suitability for roosting bats and the proposed works could impact upon bats. Therefore, two emergence surveys must be carried out to determine the presence or likely absence of roosting bats. Mitigation is required to avoid impacts on nesting birds. It is recommended that bird boxes are provided to permit a biodiversity enhancement.		
--------------------	--	--	--



Contents

1	Introduction.....	1
1.1	Background.....	1
1.2	Aims.....	1
1.3	Site Context.....	1
2	Methodology.....	2
2.1	Desk Study.....	2
2.2	Building Survey.....	2
2.3	Site Walkover.....	5
2.4	Limitations.....	5
3	Results.....	6
3.1	Desk Study.....	6
3.2	Building Survey.....	6
3.3	Site Walkover.....	10
4	Evaluation.....	12
4.1	Bats.....	12
4.2	Birds.....	12
4.3	Other Species.....	13
5	Further Required Actions.....	14
5.1	Surveys and Mitigation.....	14
5.2	Biodiversity Enhancements.....	15
6	Local Records Centre Submission.....	16
7	References.....	17
8	Figures.....	18
	Appendix 1 – Proposed Plans.....	19
	Appendix 2 – Legislation and Planning Policy.....	20
	Appendix 3 – Swallow Mitigation.....	25



1 Introduction

1.1 Background

- 1.1.1 Smart Ecology was commissioned by Mr J S Ewert (the client) to undertake a preliminary bat roost assessment and nesting bird survey of buildings at Dodford Farm, Christian Malford, Chippenham, Wiltshire, SN15 4DE (central national grid reference ST 97366 80880). Refer to Figure 1, Section 7 for a map showing the building location (hereafter referred to as the “site”).
- 1.1.2 The purpose of the survey was to inform a planning application to Wiltshire Council for the change of use of the 1970s ATCOST building to a mechanics' premises (building B1), change of use, and conversion of the traditional farm building with tiled roof to an office for the mechanic's premises (building B3) with the demolition of the extension on the south-eastern elevation of building B3 (building B4) and the clearing of the land to the east of the site to provide access, turning and parking. The survey also considered the covered structure between building B1 and building B3, referred to as building B2. Refer to the building layout plans in Appendix 1 for the building locations. Although not fully enclosed itself, it features a roof and open ends, forming a sheltered passageway rather than a standalone building. Plans do not show this is to be impacted. Refer to Appendix 1 for the proposed plans.
- 1.1.3 The survey comprised a daytime external and internal inspection of the buildings to look for evidence of, and potential for, roosting bats and nesting birds.
- 1.1.4 This report has been prepared with reference to the Bat Conservation Trust's (BCT) good practice guidelines (Collins, 2023), the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (CIEEM, 2017), and BS42020 Biodiversity – a code of practice for planning and development (BSI, 2013).

1.2 Aims

- 1.2.1 The purpose of the survey and report was to:
- Check the buildings for evidence of roosting bats and nesting birds.
 - Describe and assess the suitability of the buildings for roosting bats and nesting birds.
 - Assess the impact of the proposed development on bats and nesting birds.
 - Provide details of any required further surveys and/or mitigation.
 - Provide recommendations for biodiversity enhancements.

1.3 Site Context

- 1.3.1 The site is located in a rural location 2 km to the north-east of Christian Malford. To the north and east are agricultural fields, a tree line and garden to the south and farm buildings, residential dwellings, and a nursery school to the west. The local landscape predominantly comprises agricultural fields bounded by tree-lines and hedgerows. Approximately 200 m to the east is the M4 and 176 m to the west is the River Avon, see Figure 1, Section 8 for the location plan.



2 Methodology

2.1 Desk Study

- 2.1.1 A search was conducted for existing information on bats in the vicinity of the site. Refer to Table 2-1 for the sources reviewed and information obtained.
- 2.1.2 The search areas are considered sufficient to take into account ecological receptors which could potentially be impacted by the proposed development.
- 2.1.3 A data search was not obtained from the Local Records Centre as it was considered that this would not provide any significant additional information to inform the assessment.

Table 2-1: Data search details

Source	Date Provided/ Accessed	Information	Search Area
Multi-Agency Geographic Information Centre (MAGIC)	August 2025	Granted European Protected Species (EPS) mitigation licences for bats	1 km
Bat SAC Planning Guidance for Wiltshire (Wiltshire Council, 2015).	August 2025	Bat SAC consultation zones and core areas	Site

2.2 Building Survey

- 2.2.1 The survey was carried out by Alessandra Malloy; see Table 2-2 for details of the surveyor's experience and qualifications. All work was undertaken with reference to BCT's good practice guidelines (Collins, 2023).

Table 2-2: Surveyor information

Surveyor	Natural England Bat Survey Licence	Experience
Alessandra Malloy BSc, qualifying member of CIEEM	Working as an accredited agent under bat licence number 2016-25176	Four years' experience in ecological consultancy. BSc Zoology (Hartpury University – 2:1).

- 2.2.2 The survey was undertaken on the 18th of August 2025. Refer to Table 2-3 for details of weather conditions during the survey.

Table 2-3: Survey weather conditions

Variable	Weather Conditions
Cloud cover	100 %



Variable	Weather Conditions
Temperature	21°C
Wind	Light breeze (BWS 2)
Precipitation	None

- 2.2.3 The buildings were surveyed for evidence of, and potential for, roosting bats following the methodology outlined in the BCT good practice guidelines (Collins, 2023). Detailed external and internal inspections of the buildings were undertaken using a high-powered torch (Clulite 1 million candle power), close focusing (8.5 x 21) binoculars, and an endoscope. Possible entry/exit locations for bats, potential roost sites, and the presence of or evidence of bats (e.g. carcasses, droppings, urine, grease marks, feeding remains, squeaking etc.) were noted. If bat droppings were present then samples were taken following good practice guidance protocol for the collection of bat droppings for DNA analysis (Collins, 2023).
- 2.2.4 An assessment was made of the suitability of the buildings for roosting bats during the bat active period (i.e. March to October) with reference to the BCT good practice guidelines (Collins, 2023); see Table 2-4 for the assessment criteria.



Table 2-4: Bat roost suitability assessment criteria and required surveys

Suitability	Description	Number of Surveys Required ²
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels.	None
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	None
Low	1 + potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ¹ and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	One
Moderate	1 + potential roost sites that could be used by bats due to their size, shelter, protection, conditions ¹ and surrounding habitat but unlikely to support a roost of high conservation status (e.g. maternity and hibernation).	Two
High	1 + potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ¹ and surrounding habitat. These structures have the potential to support high conservation status roosts (e.g. maternity or classic cool/stable hibernation site).	Three
Confirmed bat roost	1 + roost sites.	Typically two or three

¹ Conditions include temperature, humidity, height above ground, light levels and disturbance levels.

² Recommended number of emergence surveys required by the BCT good practice guidelines to provide confidence that bats are absent from the building/structure, or to characterise confirmed roosts.

2.2.5 During the survey, the interior and exterior of the buildings were also checked for evidence of birds (e.g. droppings, feathers, nesting material etc.), and features with potential for use by nesting birds.

Hibernation Assessment

2.2.6 An assessment of the suitability of the buildings for hibernating bats was undertaken, which considered the following aspects (Collins, 2023):

- Presence and suitability of potential roost features and access.
- Temperature and humidity conditions likely to be present during the hibernation period (i.e. November to February).
- The suitability of habitat in the local landscape for bats.
- Presence of known roosts within, or close to, the structure/building during the active season.

2.2.7 The assessment then followed the rationale provided in Figure 2-1.



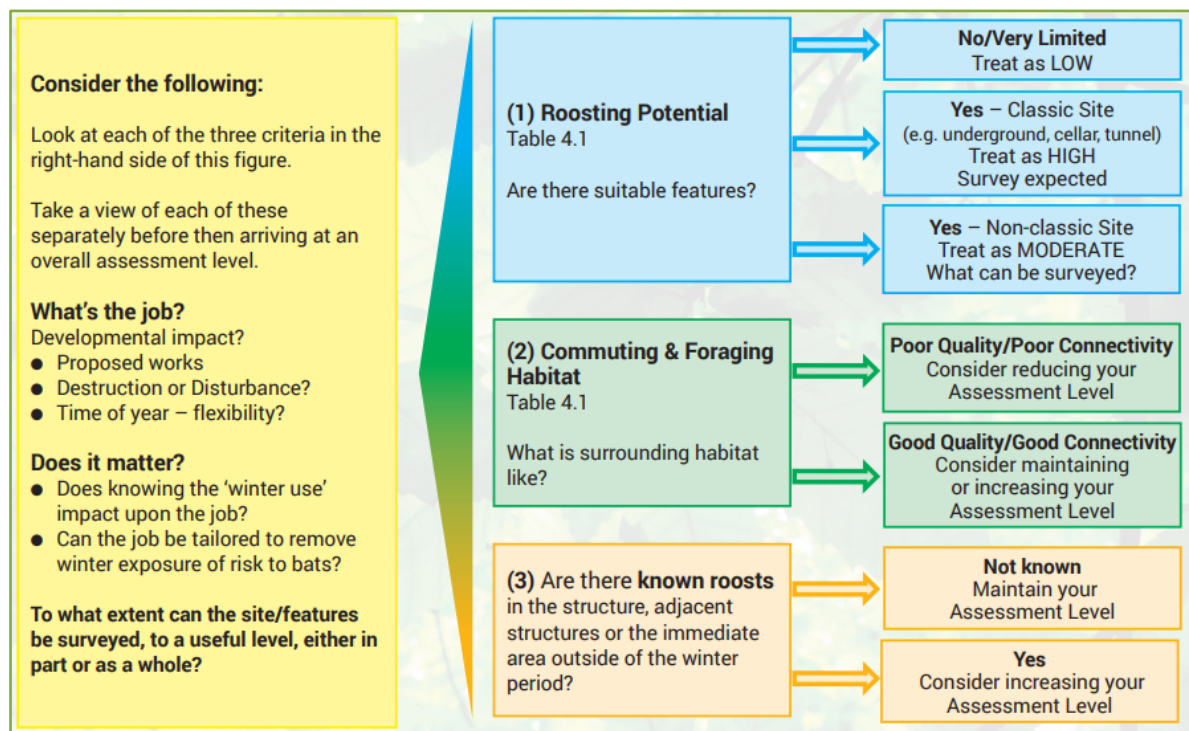


Figure 2-1: Rationale for hibernation roost assessment in non-classic hibernation sites (from Collins, 2023).

2.3 Site Walkover

- 2.3.1 A walkover was carried out of the footprint of the proposed access and turning area to assess the suitability of habitats for other protected species.

2.4 Limitations

- 2.4.1 The floors of all four buildings were covered with debris, which may have obscured any bat droppings or feeding remains. However, it is considered that any significant accumulations would still have been visible. As building B3 was the only structure assessed to have suitability for roosting bats, and it is recommended that emergence surveys are completed on this building, this limitation is not considered significant in determining the presence or likely absence of roosting bats.
- 2.4.2 Bat droppings may not be found during surveys as these often remain in inaccessible locations such as under tiles, between tiles and felt, or within crevices and cavities. However, it was still possible to note whether there were any suitable features which could be used by roosting bats.
- 2.4.3 Bird nests are often hidden away in areas that are not viewable. However, it was still possible to identify any visible evidence of old nests and features with potential for use by nesting birds.

3 Results

3.1 Desk Study

EPS Mitigation Licences

- 3.1.1 Refer to Table 3-1 for details of granted EPS bat mitigation licences within 1 km of the site.

Table 3-1: Granted bat EPS mitigation licences within 1 km

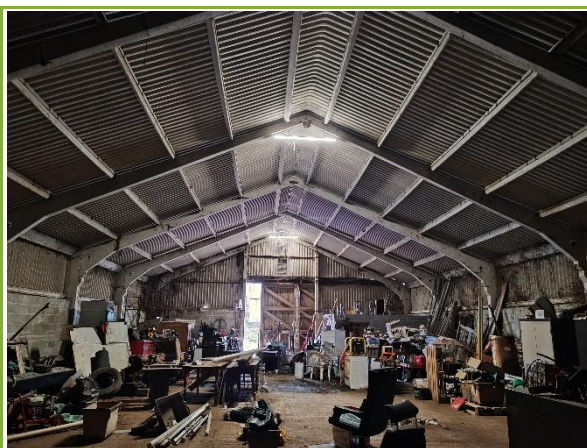
Case Reference	Approximate Distance(m)	Species Affected	Impact Allowed
None			

3.2 Building Survey

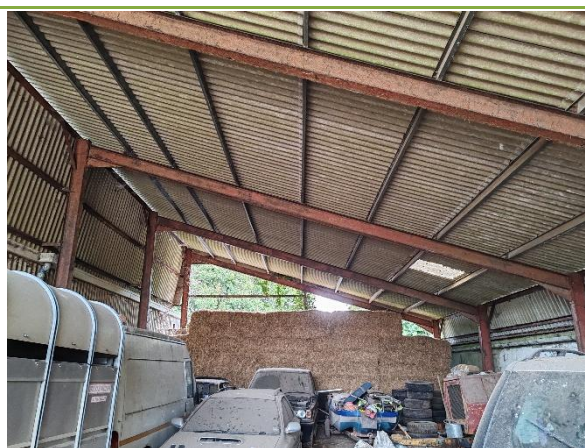
- 3.2.1 Refer to Table 3-2 and Table 3-3 for the results of the survey, see Figure 2, Section 8 for the location of these buildings.

Table 3-2: Building survey results (Buildings B1 and B2)

General Photographs	
 A photograph of the eastern elevation of Building B1, a large, weathered wooden barn with a steep gabled roof. A red truck is parked in front of the building, and a blue car is partially visible on the left.	 A photograph of the western elevation of Building B1, showing the same weathered wooden structure from a different angle. A blue car is parked in front of the building.
 A photograph of the eastern elevation of Building B2, a smaller wooden building with a gabled roof. A dark-colored car is parked in front of the building.	 A photograph of the western elevation of Building B2, showing the building's entrance and a small wooden structure to the right. A dark-colored car is parked in front of the building.
Building B1 eastern elevation	Building B1 western elevation
Building B2 eastern elevation	Building B2 western elevation



Interior B1



Interior B2

General	Building description	Large single storey agricultural buildings open to the frame work.
	Current use	Storage.
	Elevation construction	Breezeblock and corrugated fibre cement – B1. Corrugated fibre cement – B2.
	Roof type	Pitched – B1 Mono-pitched – B2
	Roof material	Corrugated fibre cement – B1 and B2.
Potential Bat Roost Features		None.
Potential Bat Access Points		Small access points at the apex of the eastern and western gables – B1 Open on the eastern and western elevations – B2
Evidence of Bats		None.
Potential Bird Nest Sites		The interior of both buildings B1 and B2 had potential for nests on many surfaces such as bale bales, unused vehicles, and shelving units.
Evidence of Birds		None.

Table 3-3: Building survey results (Buildings B3 and B4)

General Photographs		
General		
	Southern and western elevations	Southern and eastern elevations
		
	Interior (B3)	Interior (B4)
	Building description	Single-storey buildings open to the roof timbers, B4 is an extension attached to the south-eastern elevation of B3. Attached to building B2 along the northern elevation.
	Current use	Disused.
	Elevation construction	Brick – B3. Breezeblock – B4.
	Roof type	Pitched.
	Roof material	Triple pan tiles, with breathable membrane lining – B3. Corrugated sheet metal – B4.

Potential Bat Roost Features	Many gaps between tiles on the roof of the B3.	 
	Gaps around purlin and brickwork within B3.	
Potential Bat Access Points	Entirely open on the southern elevation	
Evidence of Bats	None.	
Potential Bird Nest Sites	On roof timbers. Under roof tiles, accessible via holes at the end of tiles and gaps between tiles of B3.	
Evidence of Birds	Four active swallow nest sites in B3	



3.3 Site Walkover

- 3.3.1 The red-line boundary comprised of modified grassland, developed land; sealed surface and sparsely vegetated urban land with scattered trees (hawthorn, beech and field maple), see Figure 3-1 for photographs of the habitats and see Figure 3, Section 8 for the habitat plan of these areas. The scattered trees located in the east of the site provided habitat for nesting birds and possible roosting habitat for bats. The majority of the habitats within the red-line boundary (developed land; sealed surface, sparsely vegetated urban land and modified grassland) provided low value habitat for species.



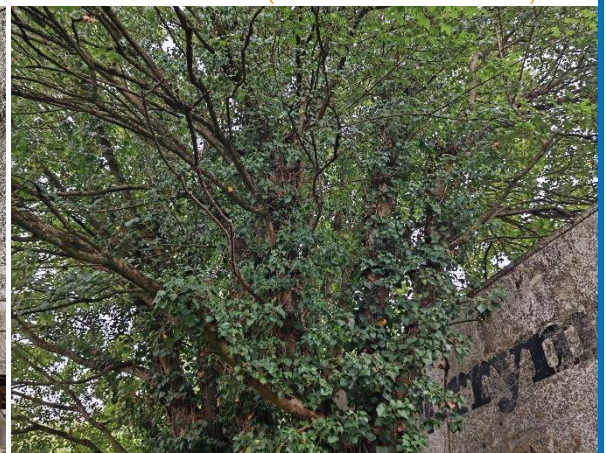
Large ivy bush (west of B2 and B3)



Scattered trees (hawthorn and beech)



Field maple (eastern boundary)



Field maple (eastern boundary)



Sparsely vegetated urban land



Sparsely vegetated urban land



Modified grassland



Modified grassland



Developed land; sealed surface in front of B3



Developed land; sealed surface

Figure 3-1: Photographs of habitats within the red-line boundary.

4 Evaluation

4.1 Bats

Suitability Assessment

- 4.1.1 The traditional farm building (B3) was assessed to have **moderate suitability** for roosting bats during the active period with several potential roost sites (e.g. under tiles, on roof timbers) with suitable conditions and some suitable foraging and commuting habitats present in the vicinity.
- 4.1.2 Building B3 was assessed to have **moderate suitability for hibernation**, with a relatively small number of features present with potential for use by species which can hibernate in more exposed conditions (including gaps between roof tiles, and wall crevices/cavities), but which are not considered likely to provide the protection from weather or favourable temperature and humidity conditions during the winter period which would be found in a classic hibernation site.
- 4.1.3 No evidence of, or potential for, roosting bats was identified either on the exterior or within the 1970s ATCOST building (B1), the covered structure (B2) and the extension on Building B3 (B4), and they were therefore assessed to have **negligible suitability** for roosting bats.

Impact Assessment

- 4.1.4 The proposed works to building B1 could potentially destroy bat roosts and disturb, kill, or injure bats (if present at the time of works).
- 4.1.5 Buildings B2 and B3 were assessed to have **negligible suitability** for roosting bats, and it is considered that demolition of these structures is highly unlikely to have any impacts on roosting bats.
- 4.1.6 Removal or pruning of the scattered trees could potentially destroy bat roosts and disturb, kill, or injure bats (if present at the time of works).
- 4.1.7 It is considered that the proposed removal of a small area of modified grassland would not have a significant impact on foraging and commuting bats.
- 4.1.1 See Appendix 2 for a summary of legislation and planning policy with relevance to bats.

4.2 Birds

Suitability Assessment

- 4.2.1 There were four confirmed active swallow nests on the timbers of building B1, the proposed works would destroy these nests.
- 4.2.2 There was potential for nesting throughout the interior of the buildings B2 and B3 and within the scattered trees and ivy within the site boundary.



Impact Assessment

- 4.2.3 The proposed works to building B1 would result in the loss of swallow nest sites within building B1.
- 4.2.4 If works to any buildings take place during the nesting season (which is typically March to August inclusive, extended to September inclusive for swallows) then it is possible that birds could be killed or injured and eggs and active nests destroyed.
- 4.2.5 Removal or pruning of scattered trees and ivy during the nesting season (which is typically March to August inclusive) has the potential to kill or injure nesting birds, and to destroy active nests or eggs.
- 4.2.6 See Appendix 2 for a summary of legislation and planning policy with relevance to birds.

4.3 Other Species

Suitability Assessment

- 4.3.1 The small area of hardstanding and modified grassland present within the site boundary did not offer any significant habitat for amphibians, reptiles or mammals to forage, shelter or hibernate.

Impact Assessment

- 4.3.2 The habitats surrounding the buildings were assessed to have **negligible suitability** for other protected species, and it is considered that loss of these areas is highly unlikely to have any impacts on other species.
- 4.3.3 See Appendix 2 for a summary of legislation and planning policy with relevance to protected species



5 Further Required Actions

5.1 Surveys and Mitigation

5.1.1 Details of required further surveys and/or mitigation are provided in Table 5-1.

Table 5-1: Survey and mitigation requirements

Species/ Group	Suitability Assessment	Survey/Mitigation Requirements	Timing
Bats	Moderate (active period)	Emergence surveys - Two surveys must be carried out to determine the presence or likely absence of roosting bats in building B1. If roosting bats are found to be present then one or more additional surveys may be required to fully characterise the roost(s). Two surveyors and four infrared cameras would be required to permit full coverage of the building.	Emergence surveys - May to September inclusive, at least one survey between May and August inclusive. Surveys must be carried out at least three weeks apart.
	Moderate (hibernation period)	It is not considered feasible to inspect all the crevices (under roof tiles etc). Any necessary mitigation must be determined after emergence survey(s) have been carried out.	N/A
Birds	Confirmed	Mitigation - If possible carry out works to the buildings outside of the nesting season (which is typically between March to September inclusive). If works to buildings are carried out during the nesting season then a check for nesting birds must be carried out immediately before works start, and if active nests were found they would have to be left undisturbed until the young had left the nest. As swallow nest sites will be lost compensatory nesting provision for swallows must be provided. This could be provided through installation of three WoodCrete swallow nest cups on roof timbers in a suitable open-fronted building on-site, through provision of a new open-fronted structure (i.e. lean-to, car port, or equipment store) or the provision of a purpose made nest box installed at the apex of the gables of the converted building B3,	If works are carried out between March and September inclusive then a nesting bird survey must be carried out by an ecologist.



Species/ Group	Suitability Assessment	Survey/Mitigation Requirements	Timing
		see Appendix 3 for examples.	

5.2 Biodiversity Enhancements

- 5.2.1 The development will be required to provide 10% mandatory Biodiversity Net Gain (BNG) and a metric must be completed to show how the development will deliver this. The metric must be submitted with the application.
- 5.2.2 In line with the NPPF and local planning policy, details of opportunities to permit a biodiversity enhancement for birds are provided in Table 5-2. Details of enhancements for bats should be provided with the results of the recommended bat surveys.

Table 5-2: Opportunities for biodiversity enhancements

Opportunity	Details
Bird boxes	Install one or more bird boxes on the site ideally these should be integrated into the walls of the converted buildings. If this is not feasible then they could be mounted on external walls or on trees. Suitable boxes include: Integrated • PRO UK Rendered Build-In swift box. • Vivara Pro WoodStone House Sparrow nest box. • Woodstone Build-in Open nest box. • Schwegler Brick nest boxes. Wall mounted • Vivara Pro WoodStone Swift nest box. • Vivara Pro Seville 28 mm or 32 mm WoodStone nest box. • Vivara Pro WoodStone House Martin nest. Tree mounted • 1B Schwegler bird box. • Vivara Pro Seville 32mm WoodStone nest box. • 2GR Schwegler nest box. Nest boxes must be installed at least 3 m above ground level (5 m for swift boxes), face between the north and east, and be at least 0.5 m away from any perches (e.g. doors, windows, vents, downpipes, vegetation) which may be used by predators. Birds must have a clear flight path to and from the boxes. Swift bricks must be installed in clusters of at least two bricks per elevation, with at least 1 m between bricks. House martin nest cups must be installed in groups of at least four.



6 Local Records Centre Submission

A record of evidence of bats and birds recorded on the site during the survey is provided in Table 6-1. This record will be sent to the Local Records Centre.

Site Name	Dodford Farm, Christian Malford, Chippenham, Wiltshire, SN15 4DE	Survey by	Alessandra Malloy
Grid Reference	ST 97366 80880	Position	Assistant Ecologist
Provided By	Smart Ecology Ltd.	Survey Date	18/08/2025

Table 6-1: LRC Submission

Common Name	Scientific Name	Comment
Swallow	<i>Hirundo rustica</i>	Four nests found on the roof timbers of building B3.



7 References

British Standards Institute (BSI) (2013). BS4202 Biodiversity – A code of practice for planning and development. BSI, London.

CIEEM (2017). *Guidelines for Ecological Report Writing – Second Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

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



8 Figures

Figure 1 – Location Map

Figure 2 – Building Location Plan

Figure 3 - Habitats Plan





**Figure 1 -
Location Map**
Dodford Farm,
Christian Malford,
Chippenham,
Wiltshire,
SN15 4DE

 Site Boundary

Contains OS data © Crown copyright
and database right 2020.

Date:	01/09/2025
Drawn by:	Alessandra Malloy
Checked by:	Rachel Barber

Smart Ecology\Projects\2025\
2025-096\GIS

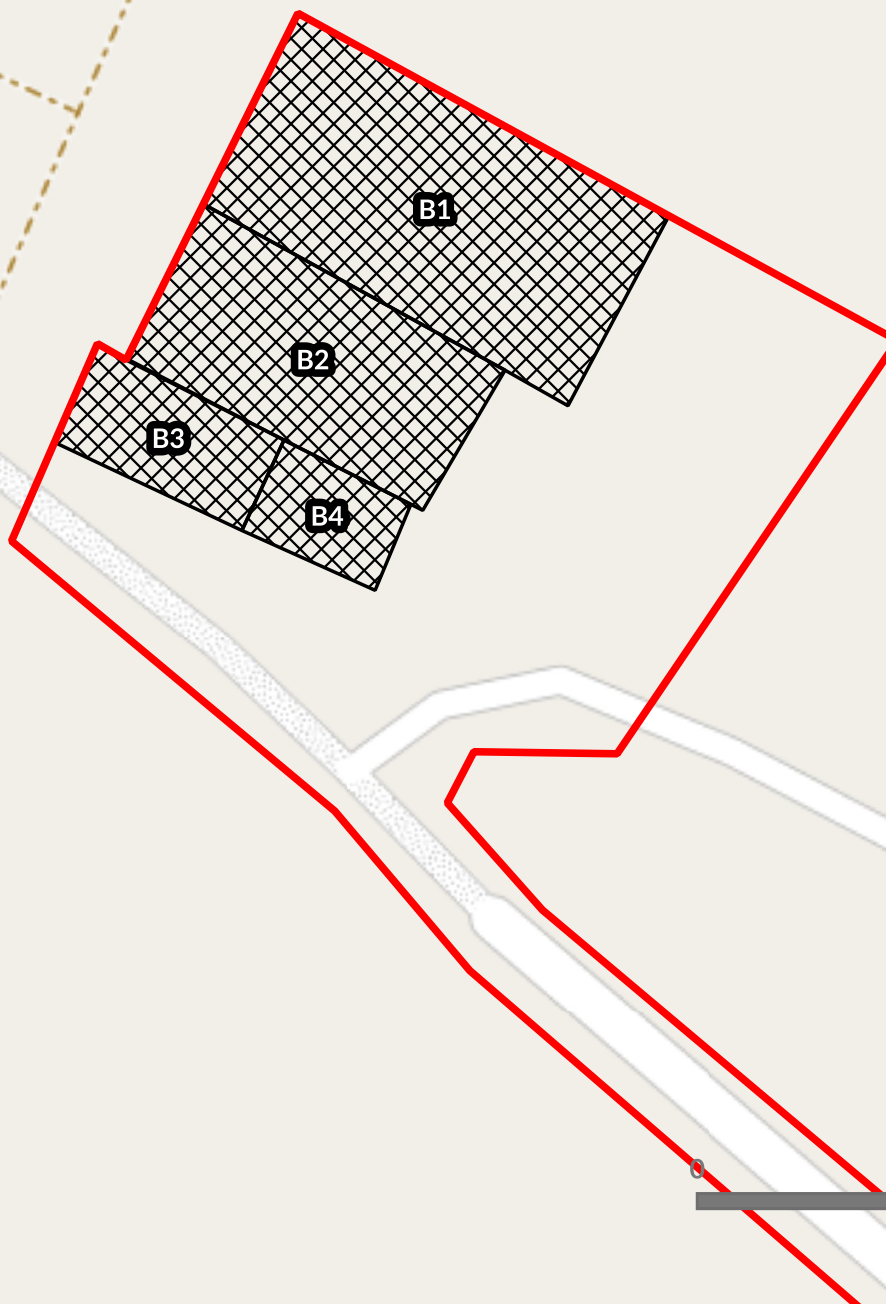




**Figure 2 -
Building Location Plan**

Dodford Farm,
Christian Malford,
Chippenham,
Wiltshire,
SN15 4DE

-  Site Boundary
-  Building



Base map and data from
OpenStreetMap and OpenStreetMap
Foundation (CC-BY-SA). ©
<https://www.openstreetmap.org> and
contributors.

Date:	04/09/2025
Drawn by:	Alessandra Malloy
Checked by:	Rachel Barber

Smart Ecology\Projects\2025\
2025-096\GIS



Figure 3 - Habitats Plan

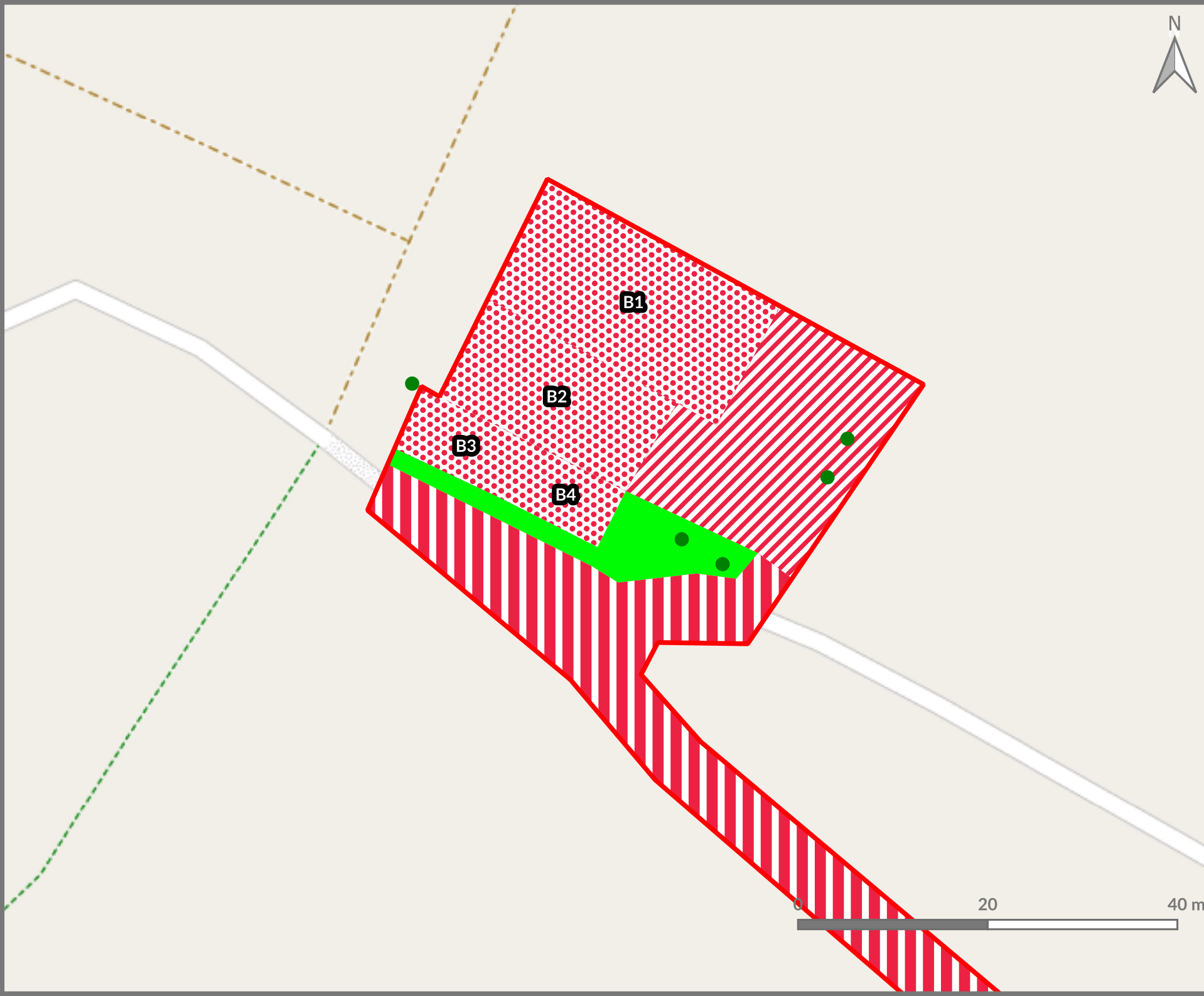
Dodford Farm,
Christian Malford,
Chippenham,
Wiltshire,
SN15 4DE

-  Site Boundary
-  Scattered Broadleaved Trees
-  Modified grassland
-  Developed land; sealed surface
-  Buildings
-  Sparsely vegetated urban land

Base map and data from
OpenStreetMap and OpenStreetMap
Foundation (CC-BY-SA). ©
<https://www.openstreetmap.org> and
contributors.

Date:	04/09/2025
Drawn by:	Alessandra Malloy
Checked by:	Rachel Barber

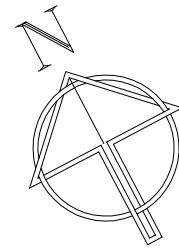
Smart Ecology\Projects\2025\
2025-096\GIS



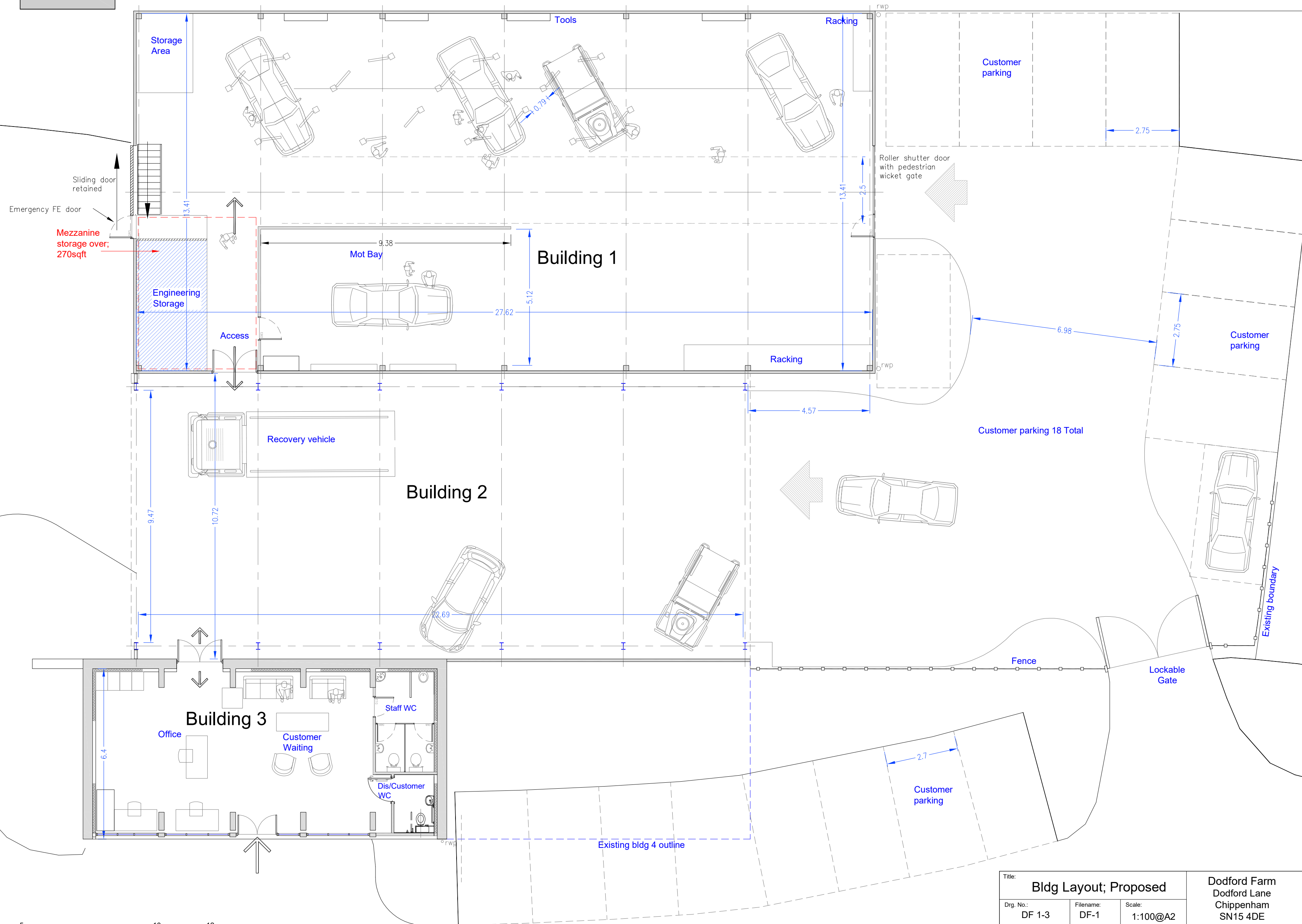
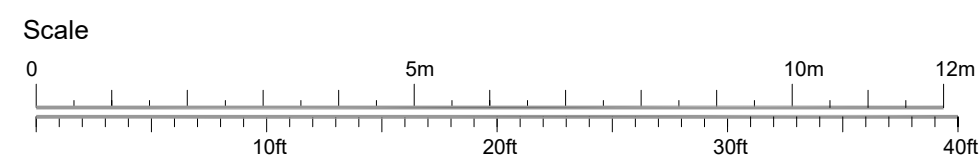
Appendix 1 – Proposed Plans

Page intentionally blank





Bungalow



Title: Bldg Layout; Proposed			Dodford Farm Dodford Lane Chippenham SN15 4DE
Drg. No.: DF 1-3	Filename: DF-1	Scale: 1:100@A2	
Issued for: Planning	Date: 21.01.25	Client: Mr&Mrs Jon Ewart	
Drawn by: Charles Board	Journeyman Draughting + Design 33 Lyeefield Rd. West Cheltenham Glos. GL53 9F7 M: 07811 739727 E:charlesboard@hotmail.co.uk		

Appendix 2 – Legislation and Planning Policy

A2.1 Legislation

A2.1.1 Certain species and habitats are legally protected in the UK by legislation. The key pieces of legislation are:

- The Conservation of Habitats and Species Regulations 2017 (as amended).
- Wildlife and Countryside Act 1981 (as amended).
- Natural Environment and Rural Communities (NERC) Act 2006.
- Protection of Badgers Act 1992.
- Wild Mammals (Protection) Act 1996.
- The Hedgerows Regulations 1997.
- The Environment Act 2021.

A2.1.2 The implications of legislation with regard to species are provided in Table A5-1.

A2.1.3 Only a brief summary of wildlife legislation is provided here for general guidance and should not be considered a definitive statement of the law. For detailed information the legislation itself should be consulted.

The Conservation of Habitats and Species Regulations 2017 (as amended)

A2.1.4 These Regulations transpose the EU Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The Regulations require the designation and protection of European Sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA) and the protection of European Protected Species (EPS).

A2.1.5 A EPS mitigation licence is required if works affect EPS (e.g. bats) or their places of rest or breeding sites. EPS licences are issued by Natural England only after the following three tests have been satisfied:

- The proposed works must be for the purpose of preserving public health or safety or other imperative reasons of overriding public interest.
- There is no satisfactory alternative to the proposed works.
- The proposed works will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

A2.1.6 It will be necessary to determine whether any European Sites or EPS may be impacted, either directly or indirectly, by the proposed development.

Wildlife and Countryside Act 1981 (as amended)

A2.1.7 This Act implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Directive) and the EU Directive 79/409/EEC on the conservation of wild birds (Birds Directive).

A2.1.8 The Act provides protection to a range of animal and plant species. It also requires sites with special wildlife or geological interest to be designated nationally as Sites of Special Scientific Interest (SSSI).



A2.1.9 It will be necessary to consider whether the proposed development would have any direct or indirect impacts on any SSSI or species listed in relevant schedules of the Act.

Natural Environment and Rural Communities (NERC) Act 2006

A2.1.10 Section 40 of this Act places a duty on public authorities to 'have regard' to conserving biodiversity when determining planning applications. Section 41 of the Act requires the Secretary of State to publish a list of species and habitats of principal importance to biodiversity (priority species and habitats). The local planning authority must 'have regard' to conserving these species and habitats when determining a planning application. The development would need to mitigate for any impacts on priority habitats and species.

A2.1.11 The proposed development would need to mitigate for any impacts on priority habitats and species.

Protection of Badgers Act 1992

A2.1.12 This Act provides specific protection for badgers and their setts from harm and disturbance.

A2.1.13 The proposed development would need to mitigate any impacts on badgers and setts.

Wild Mammals (Protection) Act 1996

A2.1.14 This Act makes it an offence to intentionally inflict unnecessary suffering on a wild mammal through mutilation, kicking, beating, nails, impaling, stabbing, burning, stoning, crushing, drowning, dragging, or asphyxiation.

A2.1.15 Care would have to be taken during the construction phase of the proposed development to ensure that unnecessary suffering is not inflicted.

The Hedgerows Regulations 1997

A2.1.16 These Regulations protect most hedgerows from removal unless permissioned by a local planning authority. They also provide historic and ecological criteria for defining important hedgerows. A local planning authority can only refuse permission to remove a hedgerow under the Hedgerows Regulations 1997 if a hedgerow is assessed to be important.

A2.1.17 The proposed development should aim to retain and protect hedgerows and mitigate for impacts.

The Environment Act 2021

A2.1.18 This Act sets statutory targets in four priority areas: biodiversity, air quality, water, and waste, and includes a new target to reverse the decline in species abundance by the end of 2030. The Act also makes provisions for a mandatory 10% net gain in biodiversity for most developments covered by the Town and Country Planning Act 1990.

Table A2-1: Legal implications of legislation with regard to protected species

Legislation	Species	Legal Implications
The Conservation of Habitats and	- Bats - Hazel dormouse	It is illegal to: Deliberately capture, injure or kill these species.



Legislation	Species	Legal Implications
Species Regulations 2017 (as amended)	• Otter Great crested newt	• Deliberately disturb¹ these species. • Damage or destroy a breeding site or resting place used by these species.
Wildlife and Countryside Act 1981 (as amended) – sub-sections 9(4) b and c and 9(5) only	• Bats • Hazel dormouse • Otter Great crested newt	It is illegal to: • Intentionally or recklessly disturb these species while they are occupying a structure or place of shelter or protection. • Intentionally or recklessly obstruct access to a structure or place of shelter or protection.
Wildlife and Countryside Act 1981 (as amended)	Birds	It is illegal to intentionally: • Kill, injure or take any wild bird. • Take, damage or destroy a wild bird's nest while it is in use or being built. • Take or destroy the eggs of any wild bird. There is additional protection for birds listed on Schedule 1 (S1) of the Act, which includes barn owls, whereby it is an offence to intentionally or recklessly disturb a S1 bird while building a nest or in or near a nest containing eggs or young, and disturb dependent young of a S1 bird.
Wildlife and Countryside Act 1981 (as amended)	• Water vole Pine marten	It is illegal to: • Intentionally kill, take, or injure these species. • Intentionally or recklessly damage or destroy a place of shelter or protection. • Intentionally or recklessly disturb these species while they are occupying a structure or place of shelter or protection. Intentionally or recklessly obstruct access to a structure or place of shelter or protection.
Wildlife and Countryside Act 1981 (as amended) – sub-sections 9(1) (partial) and 9(5) only	Common reptile species	It is illegal to: Intentionally or recklessly kill or injure common lizard, slow worm, grass snake, and adder.
NERC Act 2006	Priority species	Local planning authorities must 'have regard' to conserving priority species. Priority species include several bat and bird species, otter, hazel dormouse, water vole, hedgehog, brown hare, harvest mouse, polecat, common reptile species, great crested newt, and common toad.
Protection of Badgers Act 1992	Badger	It is illegal to: • Wilfully capture, kill or injure a badger. • Damage, destroy or obstruct access to setts. Disturb badgers in setts.

¹ Disturbance under the Conservation of Habitats and Species Regulations 2017 (as amended) is defined as impairing the ability of an animal to survive, breed, reproduce, rear or nurture their young, hibernate or migrate, or to significantly affect the local distribution or abundance of the species.

² Bat roosts are any structure or place used for breeding, shelter or protection and are protected even when bats are not present.



A2.2 Planning Policy

- A2.2.1 Barbastelle, Bechstein's bat, brown long-eared, greater horseshoe bat, lesser horseshoe bat, noctule, and soprano pipistrelle bats are designated as species of principal importance (priority species) under the Natural Environment and Rural Communities (NERC) Act 2006.
- A2.2.2 Several bird species are designated as species of principal importance (priority species) under the NERC Act 2006, including house sparrow and common starling which often nest in buildings.
- A2.2.3 Section 40 of the NERC Act 2006 places a duty on local planning authorities to 'consider what action the authority can properly take, consistently with the proper exercise of its functions, to further the general biodiversity objective' when determining planning applications.

National Planning Policy Framework (NPPF) 2024

- A2.2.4 Paragraph 187 states that planning decisions should protect sites of biodiversity value, minimise biodiversity impacts, and contribute to net biodiversity gains.
- A2.2.5 Paragraph 193 states that planning permission should be refused if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for.
- A2.2.6 The NPPF emphasises the need to protect priority species.

Local Planning Policy

- A2.2.7 The presence of bats, which are EPS, is a material consideration in the planning process and local planning authorities will refuse planning permission where a EPS licence is unlikely to be granted and a criminal offence relating to an EPS is likely to result from a development.
- A2.2.8 The Wiltshire Council Core Strategy 2015 sets out policies for development and land use in Wiltshire. See Table A2-3 for a summary of local planning policy with relevance to bats and birds. Refer to the original document for the full wording of these policies.

Table A2-3: Wiltshire Core Strategy policies with relevance to ecology and biodiversity

Policy	Details
Core Policy 50: Biodiversity and Geodiversity	Protection: Development proposals must demonstrate how they protect features of nature conservation. 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. Biodiversity enhancement: All development should seek opportunities to enhance biodiversity.





Appendix 3 – Swallow Mitigation

- A3.1.1 The proposed works to building B3 would result in the loss of a swallow nesting site. It is recommended that a compensatory nesting site for swallows is provided.
- A3.1.2 This could be achieved by providing free flight access into the interior of a building where swallows can build their nests. Artificial swallow nests should be installed at least 3 m above ground level in a sheltered position within a building. See Figure A4-1 for an example of an artificial swallow nest.
- A3.1.3 Alternatively, swallow nest boxes could be attached to the exterior of a building; see Figure A4-2 for specifications for a swallow nest box, which must be installed at least 3 m above ground level.



Figure A4-1: Eco Swallow Nest (www.nhbs.com)

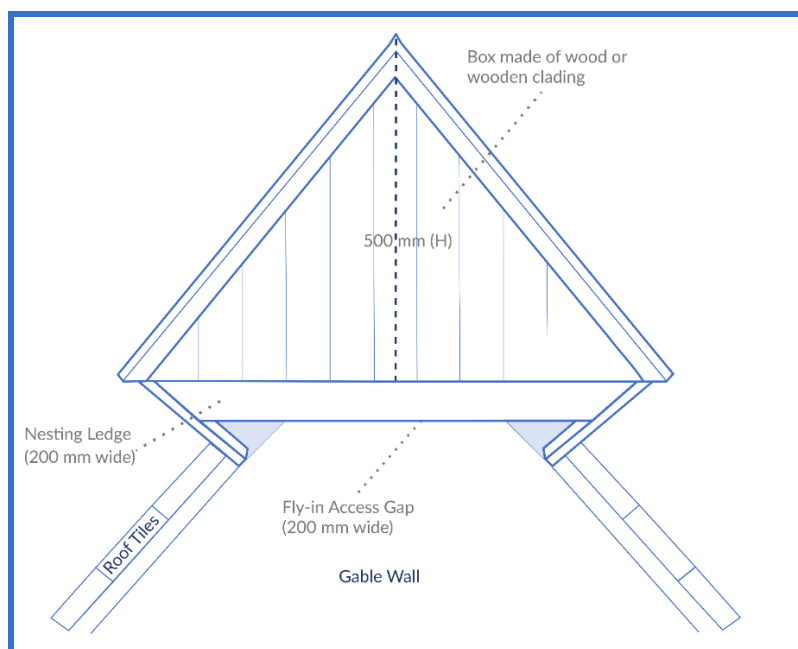


Figure A4-2: Swallow Box Specification