

# ECOLOGICAL ASSESSMENT

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21<sup>st</sup> August 2026

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Roundways, Devizes, Wiltshire, SN10 2HZ

On behalf of: Mr David Butler

Agent: Fowler Architecture & Planning Ltd

## DOCUMENT CONTROL:

|                                        |                                                                                                                                                |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Version:</b>                        | 2                                                                                                                                              |
| <b>Issue:</b>                          | Final                                                                                                                                          |
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| <b>Client:</b>                         | Mr David Butler                                                                                                                                |
| <b>Planning agent:</b>                 | Fowlers Architecture & Planning Ltd                                                                                                            |
| <b>Local Planning Authority (LPA):</b> | Wiltshire Council                                                                                                                              |
| <b>Note to LPA:</b>                    | <b>Contains highly confidential species information – ensure that sensitive information is redacted before publishing in the public domain</b> |

## VERSION HISTORY:

| <b>Version:</b> | <b>Date:</b>                 | <b>Author:</b>                      | <b>Description of change:</b>                                                         |
|-----------------|------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
| 2               | 21 <sup>st</sup> August 2026 | Jonathan Cornish BAEd (Hons) PGCert | Removal of BNG calculation from report due to site falling under new exemption rules. |
| 1               | 7 <sup>th</sup> August 2026  | Alex Homewood BSc (Hons)            | n/a                                                                                   |

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This document has been prepared in accordance with CIEEM’s Guidelines for Ecological Report Writing (CIEEM, 2017) and Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021).

This report may contain sensitive data pertaining to particularly vulnerable species. It is the responsibility of the Local Planning Authority to determine whether data and information contained within his report is made publicly available.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report.

## SURVEY DATA LIFESPAN AND VALIDITY OF THIS REPORT:

Unless otherwise explicitly stated, survey data contained within this report is valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site. However, should the condition on-site change substantially during this 12-month period, and/or if the nature/extent of the development changes, then this report may not be valid, and a reassessment of the site may be required.

This report has been prepared to identify the presence of protected species and habitats within the site, where this falls within the scope of the agreed works.

Survey data has a limited lifespan for mitigation licence applications with Natural England. Update surveys may be required e.g. in the event a bat licence is required; survey data must be sought from the then current survey season (May to August).

The results of the surveys and this assessment are representative at the time of the surveys taking place.

|                                                                                     |                                         |                                                                                  |
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## NON-TECHNICAL SUMMARY

- ◆ ABR Ecology Ltd were commissioned by Fowler Architecture and Planning on behalf of Mr David Butler to produce an Ecological Assessment. This report was requested to inform a full application for the demolition of 'Barns 1' and '2' and the erection of a new residential dwelling, small sewage treatment plant and subsequent landscaping at Roundways, Devizes, Wiltshire SN10 2HZ.

### Survey background:

- ◆ A Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 11<sup>th</sup> November 2025 by FISC Level 4 botanist and class licensed ecologist (class 2 bats and class 1 barn owl) Phil Smith ACIEEM and ecologist James Gooding.

### Biodiversity Net Gain (BNG):

- ◆ The site is less than 0.2 hectares and does not impact upon any priority habitat; therefore, in accordance with the Biodiversity Gain Requirements (Exemptions) Regulations introduced on 6<sup>th</sup> August 2026, the development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

### Habitats:

- ◆ Area habitats on-site include two barns (u1b5 833), developed land; sealed surface (u1b6), *Arrhenatherum* neutral grassland (g3c5 81 521), artificial unvegetated; unsealed surface (u1c), ruderal vegetation (u1 81), a non-native and ornamental hedgerow (h2b) and rural trees (g 32).

### Statutory sites:

- ◆ The site falls adjacent to the North Wessex Downs National Landscape, and the project design should consider considerations for the National Landscape, such as dark skies policies.

### Badgers:

- ◆ No evidence of badgers was recorded on-site; however, due to the site's semi-rural location and suitable habitat on-site, precautionary mitigation for badgers is provided in Section 4.

### **Barn owls and other nesting birds:**

- ◆ Two barn owl boxes are present within 'Barn 2' ('B2'); a barn owl was physically present in one of the boxes and more than 100 pellets were recorded within Barn 2 ('B2'). Due to the constraints and time of year, a nesting site is assumed present in addition to a 'main roost'. Mitigation and compensation for this species is detailed in Section 4.
- ◆ There is potential for nesting birds within the barns and vegetation on-site; mitigation for nesting birds is therefore provided in Section 4.

### **Bats:**

#### Roosts in buildings

- ◆ Buildings 'B1' and 'B2' were assessed and deemed to hold '**negligible potential**' for roosting bats and therefore, roosting bats are not considered to be a constraint on development. However, further information is provided in Section 4 on the validity of the survey and what to do in the unlikely event a bat is found.

#### Roosts in trees

- ◆ The trees on-site were considered to hold '**negligible potential**' for roosting bats. No impacts on roosting bats are anticipated as part of the works; further information is provided in Section 4 regarding the validity of this report.

#### Commuting and foraging habitats

- ◆ Bats are highly likely to be foraging and commuting across the site due to the site's rural location; measures for lighting reduction are detailed in Section 4 to minimise impacts of obtrusive lighting on foraging and commuting bats.

### **Dormice:**

- ◆ Dormice are not considered to be present on-site, and no further action is recommended for this species.

### **Great crested newts (GCN):**

- ◆ The site potentially supports GCN due to being situated within an 'Amber Risk Zone' for GCN, suitable habitat on-site, and a pond within 50m.
- ◆ A District Level Licence (DLL) is currently being applied for, and Reasonable Avoidance Measures (RAMs) will be required for site works as detailed in Section 4.

**Hedgehogs:**

- ◆ The site possesses suitable habitat for hedgehogs, and mitigation for this species is detailed in Section 4.

**Common reptiles and amphibians (herpetofauna):**

- ◆ There is low potential for reptiles and common amphibians to be present on-site; a mitigation and compensation strategy is provided in Section 4.

**Biodiversity enhancements:**

- ◆ To enhance the site for biodiversity, swift bricks, solitary bee bricks and a bat access tile will be erected on the new building; refer to Section 4 for details.

## **1. INTRODUCTION**

- 1.1 ABR Ecology Ltd were commissioned by Fowler Architecture and Planning on behalf of Mr David Butler to produce an Ecology & Biodiversity Net Gain Assessment (BNGA) for Roundways, Devizes, Wiltshire SN10 2HZ (central grid reference: SU 01419 63449) (herein referred to as 'the site' / 'on-site'). This report was requested to inform a full application for the demolition of 'Barns 1' and '2' and the erection of a new residential dwelling, small sewage treatment plant and subsequent landscaping.
- 1.2 A Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 11<sup>th</sup> November 2025 by Field Identification Skills Certificate (FISC) Level 4 botanist and Natural England licensed ecologist (class 2 bats and class 1 barn owl) Phil Smith ACIEEM and ecologist James Gooding.
- 1.3 An existing site plans are provided in Appendix A and a proposed site plan and elevations are provided in Appendix B.

### **Site context**

- 1.4 The site is approximately 0.11 hectares (ha) in size and is located in Devizes, Wiltshire within a rural area. The immediate surrounding landscape comprises rural buildings and agricultural and pastoral land. The wider landscape comprises a mosaic of agricultural and pastoral land, areas of deciduous woodland, residential housing with associated gardens within the town of Devizes and an industrial estate to the east. The surrounding area provides good opportunities for biodiversity due to a wide range of habitats and commuting corridors for local wildlife.

### **Purposes and aims of this assessment**

- 1.5 This assessment primarily aims to determine the biodiversity value of the site and looks to identify the presence/likely absence of protected and vulnerable species onsite. This report also aims to evaluate whether there will be any potential development impacts on protected species and habitats and identifies whether mitigation and/or protected species licensing is required to ensure the development complies with legislation and national and local planning policy.

## Relevant planning policy and legislation

1.6 Full details of relevant planning policy and legislation are provided in Appendix C of this report; the following policy and legislation in respect of biodiversity is applicable to this application:

- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ The Environment Act 2021 – Schedules 7a and 14 Parts 1 and 2
- ◆ Annex II and IV of the EC Habitats and Species Directive 1992
- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedules 5 and 9
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Wiltshire Core Strategy (Wiltshire Council, 2015)

**1.7 It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent.**

## 2. METHODOLOGY

### Desktop data search

- 2.1 Internationally protected sites including Ramsars, Special Protection Areas (SPAs), Special Areas of Conservation (SACs) were identified within a 7.5 kilometre (km) radius and nationally designated sites including Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) were identified within a 2km radius of the site using the Multi-Agency Geographical Information for the Countryside website (MAGIC, 2026).
- 2.2 A search was also conducted on MAGIC (2026) to identify the potential presence of priority habitats, European Protected Species (EPS) licences and known great crested newt breeding ponds.
- 2.3 Wiltshire Biological Records Centre (WSBRC, 2025) were contacted to provide records of any protected, vulnerable and notable species and any locally designated sites such as Sites of Nature Conservation Interest (SNCIs) within a 1km radius of the application site.
- 2.4 This information was used to evaluate the potential of the site for protected and vulnerable species, and to determine whether there is potential for development impacts on these species, surrounding habitats and protected sites.

### Botanical survey (UKHab)

- 2.5 A botanical survey of the site was conducted on 11<sup>th</sup> November 2025 by Field Identification Skills Certificate (FISC) Level 4 botanist Phil Smith ACIEEM and ecologist James Gooding.
- 2.6 Prior to the site visit, a geopackage was created in QGIS version 3.34.7-Prizren (QGIS.org, 2024) for export into Coreo (Coreo, 2024) for digital mapping and data collection in the field. A red line boundary for the site was created based on a georeferenced site plan ('Existing Site Plan' provided by PWCR as shown in Appendix A), and relevant vector and raster layers added.
- 2.7 The survey involved a detailed flora survey of habitats, and each flora species was allocated an abundance in accordance with the DAFOR scale, using local (L) as a pre-fix where a species was restricted in distribution across the habitat:

**D** – Dominant

- A** – Abundant
- F** – Frequent
- O** – Occasional
- R** – Rare

- 2.8 Habitats on site were classified and coded in accordance with the UKHab Classification System, using the UK Habitat Classification Definitions document Version 2.0 (UKHab Ltd, 20231) and UKHab Field Key Version 2.1 (UKHab Ltd, 20232). Other features of ecological interest were identified using ‘target notes’.
- 2.9 All mapping was undertaken digitally within the Coreo app and the geopackage was then imported back into QGIS.

## **Protected species assessment**

### **Badgers**

- 2.10 A walkover was conducted during the site visit looking for potential evidence of badgers *Meles meles*. Evidence of badgers can include the presence of setts (underground burrows), ‘snuffle marks’ (nose marks and scratches from badger foraging within the earth), latrines (territorial marking sites), scats, hair, footprints and well-worn paths.

### **Barn owls and other nesting birds**

- 2.11 A search was conducted for evidence of barn owl *Tyto alba* and other nesting birds within and around the buildings and vegetation during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

### **Bats**

#### ***Daytime Bat Walkover (DBW)***

- 2.12 A Daytime Bat Walkover (DBW) survey was conducted to assess the site and record any habitats suitable for roosting bats. This included an inspection of buildings and trees for bat suitability as detailed below.

#### Survey conditions, equipment and timings

- 2.13 Survey information for the DBW is provided in Table 1 below:

**Table 1: Weather conditions, equipment and timings for survey**

| Survey date | Time of survey | Surveyor(s)                                 | Equipment available for use                                                                                                     | Weather conditions |                         |                            |
|-------------|----------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|----------------------------|
| 11/11/2025  | 10:00am        | Phil Smith<br>ACIEEM and<br>James<br>Goodng | High-powered torch,<br>mirrors, sealable<br>bags, FFP3 face<br>masks, gloves,<br>extendable ladder,<br>endoscope,<br>binoculars | Temp:              | Okta<br>cloud<br>cover: | Beaufort<br>wind<br>force: |
|             |                |                                             |                                                                                                                                 | 10°C               | 8/8                     | 2/12                       |

- 2.14 The surveying ecologists have received training in Working at Heights (and in-house training in the use of ladders for PRA surveys), Manual Handling, and Emergency First Aid At Work to ensure compliance with Health and Safety legislation (The Work at Height Regulations 2005, Manual Handling Operations Regulations 1992, The Health and Safety (First-Aid) Regulations 1981).

#### Buildings

- 2.15 The PRA was undertaken in accordance with The Bat Conservation Trust (BCT) Good Practice Guidelines 4<sup>th</sup> ed (Collins, 2023). A systematic search was made of any internal building areas / loft spaces and exterior building areas. Where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.
- 2.16 The external building assessment included an inspection of the ground/flooring, and where present, any windowsills, windowpanes, behind peeling paintwork/lifted render, brick/block work, chimneys, eaves, lead flashing, tiles and soffits etc.
- 2.17 Evidence of roosting bats in buildings can include:
- ◆ The presence of physical live/deceased bats
  - ◆ Bat droppings (distinguished from rodent droppings by their crumbly texture)
  - ◆ Fur-oil staining around entry/exit points
  - ◆ Urine splashing
  - ◆ Feeding remains, such as insect wings and casings
- 2.18 The building was identified as a ‘confirmed’ bat roost where bat evidence was recorded. If droppings were present, a sample of the bat droppings were collected

and couriered to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.

- 2.19 Most native bats in England are crevice-dwelling species, with bats roosting in remote areas, such as under roof tiles; behind cladding; in cavities; soffits; and behind lead flashing etc, and evidence of these species is often concealed and/or inaccessible. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat exit/entry points around the building(s) was conducted. The building(s) were then assigned a category based on a sliding scale of potential for bats, ranging from ‘none’ to ‘high’ (Collins, 2023) (Table 2 below):

**Table 2: Guidelines for assessing the potential suitability of buildings for bats (Collins, 2023)**

| Bat roosting potential | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>‘High’</b>          | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis & potentially for longer periods of time due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat. The structure has the potential to support high conservation status roosts for example maternity or classic cool/stable hibernation-sites.            |
| <b>‘Moderate’</b>      | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species conservation status, which is established after presence if confirmed via the PRA). |
| <b>‘Low’</b>           | The building features one or more potential roosting features that could be used by bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance) and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats.                                                                       |
| <b>‘Negligible’</b>    | There are no obvious habitat features likely to be used by bats, however there is a small element of uncertainty as bats can use small and apparently unsuitable features on occasion. (*negligible                                                                                                                                                                                                                                                                                                                          |

|               |                                                                                                                                                                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they would (due to another attribute). |
| <b>‘None’</b> | 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).                                                                             |

### Trees

- 2.20 A Ground-Level Tree Assessment (GLTA) was undertaken in accordance with The BCT Guidelines (Collins, 2023). A systematic search was made of any trees on-site for bats and where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.
- 2.21 The inspection was carried out systematically and consistently around all parts of each tree (from all angles and close to the trunk and further away). Potential Roosting Features (PRFs) that can be exploited by bats include the following (Table 3 below):

**Table 3: Potential Roosting Features (PRFs) for bats in trees**

| <b>PRFs formed by disease and decay</b> | <b>PRFs formed by damage</b> | <b>PRFs formed by association</b> |
|-----------------------------------------|------------------------------|-----------------------------------|
| Woodpecker holes                        | Lightning strikes            | Fluting<br>Ivy                    |
| Squirrel holes                          | Hazard beams                 |                                   |
| Knot holes                              | Subsidence cracks            |                                   |
| Pruning cuts                            | Shearing cracks              |                                   |
| Tear outs                               | Transverse snaps             |                                   |
| Wounds                                  | Welds                        |                                   |
| Cankers                                 | Lifting bark                 |                                   |
| Compression                             | Desiccation                  |                                   |
| Forks                                   | Fissures                     |                                   |
| Butt rots                               | Frost cracks                 |                                   |

- 2.22 Trees were categorized in accordance the scale shown in Table 4 below:

**Table 4: Categories for assigning tree potential for roosting bats**

| Suitability | Description                                                               |
|-------------|---------------------------------------------------------------------------|
| NONE        | Either no PRFs in the tree or highly unlikely to be any.                  |
| FAR         | Further assessment required to establish if PRFs are present in the tree. |
| PRF         | A tree with at least one PRF present.                                     |

- 2.23 The above assessment was further refined for any trees with identified Potential Roosting Features (PRFs) which were categorized in accordance with the following scale (Table 5 below) (Collins, 2023):

**Table 5: Categories for assigning tree potential for roosting bats**

| Suitability | Description                                                                                           |
|-------------|-------------------------------------------------------------------------------------------------------|
| PRF-I       | PRF is only suitable for individual bats either due to size or lack of suitable surrounding habitats. |
| PRF-M       | PRF is suitable for multiple bats and may therefore be used by a maternity colony.                    |

- 2.24 The tree was identified as a 'confirmed' bat roost where bat evidence was recorded. If droppings were present, a sample of the bat droppings were collected and couriered to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.

### **Dormice**

- 2.25 An assessment was conducted to evaluate the suitability of the habitats on site for the dormouse *Muscardinus avellanarius*, a small, nocturnal mammal which occupies habitats such as hedgerows, scrub, woodland and treelines. The dormouse requires good habitat connectivity and suitable food resources providing fruit, nuts, nectar and/or insects throughout the year.

### **Great crested newts (GCN)**

- 2.26 The habitats on site were assessed for their potential to support the great crested newt *Triturus cristatus* (GCN). GCN occupy both aquatic and terrestrial habitats, spending most of their life cycle on land and a short period of the year for breeding and egg-laying. Suitable terrestrial habitats can include grassland, woodland, hedgerows, scrub, and tall herb communities; and suitable overwintering (hibernation) sites can include piles of materials such as rubble/logs and at the base of buildings/stone walls.

- 2.27 GCN are known to travel up to 500 metres (m) from their breeding sites; for this reason, an aerial assessment was made prior to the site visit to determine if any waterbodies were present on-site and around the site (off-site). Any accessible waterbodies were assessed under the Habitat Suitability Index (HSI) (Oldham et al, 2000, 2008) to determine the suitability of the waterbody to support great crested newts.
- 2.28 The Natural England 'GCN Risk Zones' map (Natural England, 2026) was accessed to determine what risk zone the application site falls within under the GCN District Level Licence (DLL) scheme.

### **Hedgehogs**

- 2.29 The habitats on site were assessed for their potential to support hedgehogs *Erinaceus europaeus* and a search was undertaken for any evidence such as hedgehog scats. Suitable habitats for hedgehog can include hedgerows, grassland, shrubbery, woodland edges and gardens.

### **Reptiles and common amphibians**

- 2.30 An appraisal of the habitats on-site was conducted to evaluate their suitability for common British reptiles, such as slow worm *Anguis fragilis*, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica* and adder *Vipera berus*, and common amphibians such as common frog *Rana temporaria*.
- 2.31 Suitable habitats for reptiles and amphibians include those with a varied structure, offering a range of niches for basking and foraging. Typical habitats include rough and unmanaged grassland with shorter margins, heathland, woodland, scrub and ruderal vegetation. Potential overwintering (hibernation) sites can include piles of materials such as rubble/logs, rockeries and at the base of buildings/stone walls.

## **Survey limitations and assumptions**

### **PEA, PRA, GLTA and UKHabs survey**

- 2.32 The UKHabs habitat survey was conducted in November, at a suboptimal time of year for the general botanical survey. However, the vegetation is noted to not be consistently managed year-round and comprise a high level of negative indicator species and consequently this is not seen as a constraint.
- 2.33 A barn owl was physically present in one of the barn owl boxes during the site visit; the surveyors observed the barn owl jumping into the nest box and did not disturb

the barn owl further due to the poor weather conditions, to ensure that the bird was not flushed out of the barn. This is noted as a limitation due to the time of year and the nest boxes could not be inspected. Therefore, precautionary mitigation will be followed for works.

- 2.34 An aerial search for waterbodies can be constrained by the accuracy of online maps. Several websites were accessed to minimize the chances of missing waterbodies, however, garden ponds within residential properties are very rarely mapped and it is possible that waterbodies have been overlooked as part of this assessment.
- 2.35 The site visit provides a 'snapshot' of the site and does not take into account seasonal variation. Species may have been overlooked due to the constraints of the season and time of which the survey was undertaken.
- 2.36 Evidence of crevice-dwelling bats may have been missed due to the concealed nature of bat roosts. Binoculars were used to identify any potential bat droppings on the exterior features of the buildings/trees.
- 2.37 The GLTA can be constrained by canopy cover and by the angle of the surveyor and some PRFs may not be visible from ground level. Where PRFs are present at height, these cannot be inspected from ground level.
- 2.38 Certain species are highly mobile, and it is therefore possible for these species to occupy the site at any time in the future. The survey only provides a 'snapshot' in time and does not account for seasonal variation. As such, it is not possible to have complete certainty that species are not present, rather, that there was no indication of their presence at the time of survey.
- 2.39 Often bats leave no visible sign of their presence on the outside of a building, and even when they do, wet weather can wash evidence away.

### **Reporting and survey lifespan**

- 2.40 The data within this report should not be seen as comprehensive. Data obtained from the data search (WSBRC, 2025) is unlikely to provide a complete record of species within the search area. It is possible that a species may occur within the vicinity of the site that has not been identified within the data search.
- 2.41 Survey data is considered valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM)

Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site.

- 2.42 **Survey data is only intended for the proposals outlined within this report.** If any material changes to the site occur and/or if the nature and/or extent of the proposed development changes, an update visit to reassess the site will be required, and any conclusions provided herein may not be relied upon.

### 3. RESULTS

#### Desktop data search

##### Internationally, nationally and regionally protected (statutory) sites

- 3.1 MAGIC (MAGIC, 2026) was used to identify any international statutory sites located within 7.5km of the application-site and national/local sites within 2km of the site. Results are presented in Table 6 below:

**Table 6: Internationally, nationally and regionally protected (statutory) sites**

| Site name                | Distance from site                     | Designation        | Site description                                                                                                                                                                                                                                                      |
|--------------------------|----------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North Wessex Downs       | Adjacent to the northern site boundary | National Landscape | Largest tracts of chalk downland in southern England and one of the least affected by development. It includes the bright, bare uplands of the Marlborough, Berkshire and North Hampshire Downs and sweeps on its western edge to a crest above the White Horse Vale. |
| Roundway Down and Covert | 580m northwest                         | SSSI               | Chalk grassland sustaining rare wildflower species including bastard toadflax <i>Comandra unbellata</i> , early gentian <i>Gentianella anglica</i> , field fleawort <i>Tephrosia integrifolia</i> and round-headed rampion <i>Phyteuma orbiculare</i> .               |

##### Impacts on statutory sites

###### North Wessex Downs National Landscape

- 3.2 The site lies adjacent to the North Wessex Downs National Landscape, and the development should follow the relevant Supplementary Planning Document including the dark skies initiative.
- 3.3 No impacts on the above SSSI are anticipated and no further action is recommended.

##### Locally designated (non-statutory) sites

- 3.4 WSBRC (2025) were consulted to provide results of any locally designated sites within 2km of the site. Results are presented in Table 7 below:

**Table 7: Locally designated (non-statutory) sites**

| Site name           | Distance from site | Designation               | Site description                                                      |
|---------------------|--------------------|---------------------------|-----------------------------------------------------------------------|
| Roundway Plantation | 510m north         | Local Wildlife Site (LWS) | Unimproved and lowland calcareous grassland and broadleaved woodland. |

### **Impacts on non-statutory sites**

- 3.5 No impacts on non-statutory sites are anticipated due to sufficient distance and presence of landscape buffers between the application site and the locally designated (non-statutory) site.
- 3.6 No further mitigation is recommended in relation to locally designated (non-statutory) sites.

### **Priority habitats**

- 3.7 No priority habitats were identified on-site; the nearest area of priority habitat 'deciduous woodland', is located approximately 350m southwest of the site boundary (MAGIC, 2026). Due to sufficient distance, no impacts on this habitat are anticipated. No further action is recommended regarding priority habitats.

### **Protected, rare and vulnerable species**

- 3.8 WSBRC (2025) was consulted to provide any records of protected/vulnerable species of interest as presented in Table 8 below:

**Table 8: Records for protected/vulnerable species of interest**

| Species              | Scientific name                   | Number of records | Latest record | Nearest record to site |
|----------------------|-----------------------------------|-------------------|---------------|------------------------|
| <b>Bats</b>          |                                   |                   |               |                        |
| Brown long-eared bat | <i>Plecotus auritus</i>           | 1                 | 1993          | Within 1km             |
| Common pipistrelle   | <i>Pipistrellus pipistrellus</i>  | 8                 | 2007          | 660m northwest         |
| Long-eared bat sp.   | <i>Plecotus sp.</i>               | 2                 | 2016          | Within 1km             |
| Pipistrelle sp.      | <i>Pipistrellus sp.</i>           | 3                 | 2004          | 970m southeast         |
| Serotine             | <i>Eptesicus serotinus</i>        | 1                 | 2003          | Within 1km             |
| Whiskered bat        | <i>Myotis mystacinus</i>          | 1                 | 1985          | 1km southeast          |
| <b>Birds</b>         |                                   |                   |               |                        |
| Barn owl             | <i>Tyto alba</i>                  | 4                 | 2021          | 960m southeast         |
| Fieldfare            | <i>Turdus pilaris</i>             | 11                | 2021          | Within 1km             |
| Golden plover        | <i>Pluvialis apricaria</i>        | 18                | 2021          | Within 1km             |
| Grey partridge       | <i>Perdix perdix</i>              | 18                | 2021          | 670m northwest         |
| House sparrow        | <i>Passer domesticus</i>          | 10                | 2021          | 430m south             |
| Kingfisher           | <i>Alcedo atthis</i>              | 5                 | 2015          | 1km southeast          |
| Lapwing              | <i>Vanellus vanellus</i>          | 18                | 2024          | 840m north             |
| Quail                | <i>Coturnix coturnix</i>          | 12                | 2019          | Within 1km             |
| Red kite             | <i>Milvus milvus</i>              | 17                | 2021          | 360m north             |
| Skylark              | <i>Alauda arvensis</i>            | 19                | 2021          | Within 1km             |
| Snow bunting         | <i>Plectrophenax nivalis</i>      | 1                 | 2021          | Within 1km             |
| Sparrowhawk          | <i>Accipiter nisus</i>            | 7                 | 2021          | 360m north             |
| Spotted flycatcher   | <i>Muscicapa striata</i>          | 1                 | 2006          | Within 1km             |
| Yellow wagtail       | <i>Motacilla flava flavissima</i> | 1                 | 2022          | 830m east              |

|                                |                                  |    |      |                |
|--------------------------------|----------------------------------|----|------|----------------|
| Yellowhammer                   | <i>Emberiza citrinella</i>       | 22 | 2022 | 830m east      |
| <b>Flora</b>                   |                                  |    |      |                |
| Bluebell                       | <i>Hyacinthoides non-scripta</i> | 7  | 2018 | 530m southeast |
| <b>Invertebrates</b>           |                                  |    |      |                |
| Adonis blue                    | <i>Polyommatus bellargus</i>     | 7  | 2018 | Within 1km     |
| Chalk hill blue                | <i>Polyommatus coridon</i>       | 18 | 2000 | Within 1km     |
| Cinnabar                       | <i>Tyria jacobaeae</i>           | 1  | 2004 | 1km southeast  |
| Grey dagger                    | <i>Acrionicta psi</i>            | 2  | 2000 | Within 1km     |
| Grizzled skipper               | <i>Pyrgus malvae</i>             | 10 | 2000 | Within 1km     |
| Small heath                    | <i>Coenonympha pamphilus</i>     | 13 | 2014 | 1km southeast  |
| Wall                           | <i>Lasioommata megera</i>        | 32 | 2024 | 240m south     |
| <b>Other mammals</b>           |                                  |    |      |                |
| Brown hare                     | <i>Lepus europaeus</i>           | 8  | 2021 | 430m northwest |
| European badger                | <i>Meles meles</i>               | 28 | 2025 | 190m west      |
| Harvest mouse                  | <i>Micromys minutus</i>          | 4  | 2020 | 200m southwest |
| Hazel dormouse                 | <i>Muscardinus avellanari</i>    | 2  | 2019 | 930m east      |
| Western European hedgehog      | <i>Erinaceus europaeus</i>       | 25 | 2017 | 860m southeast |
| <b>Reptiles and amphibians</b> |                                  |    |      |                |
| Common frog                    | <i>Rana temporaria</i>           | 35 | 2008 | 630m northwest |
| Common lizard                  | <i>Zootoca vivipara</i>          | 8  | 2014 | 820m west      |
| Common toad                    | <i>Bufo bufo</i>                 | 33 | 2008 | 970m southwest |
| Grass snake                    | <i>Natrix helvetica</i>          | 11 | 2008 | 630m northwest |

3.9 There are nearby records for light-sensitive whiskered bat *Myotis mystacinus*, and *Plecotus sp.*, including records for brown long-eared bats *Plecotus auritus*. These species are particularly sensitive to artificial lighting and there is potential for changes in artificial lighting to impede foraging and commuting bats that may be using the general site. Therefore, general lighting specifications are detailed in Section 4 of this report to minimise obtrusive lighting impacts on bats.

3.10 There are nearby records for amphibians, badgers, dormice, hedgehogs and reptiles; further discussion regarding these species is provided under ‘Protected species’ further on in Section 3.

## Botanical survey (UKHab)

### Habitats recorded on-site

3.11 The following habitats were recorded within the site (habitat map with species lists for each habitat are provided in Appendix D and photographs provided in Appendix E of this report) (Table 9), all mappable habitats (including those without a primary UKHab code, were included within the assessment):

**Table 9: Habitats recorded on-site**

| Habitat                                         | UKHab primary code | UKHab secondary code(s) | Description and UKHAB secondary code(s)                                                                                                                                                                                                                                  | Location within site            |
|-------------------------------------------------|--------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Buildings</b>                                | u1b5               | 833                     | A closed block barn (833) with a pitched cement fibre roof ('B1') and an open metal barn (833) with a curved metal roof ('B2').                                                                                                                                          | Northwest of the site.          |
| <b>Developed land; sealed surface</b>           | u1b6               | n/a                     | Area of concrete paving.                                                                                                                                                                                                                                                 | Centre of the site.             |
| <b>Artificial unvegetated, unsealed surface</b> | u1c                | n/a                     | Access track to the buildings.                                                                                                                                                                                                                                           | East of the site.               |
| <b><i>Arrhenatherum</i> neutral grassland</b>   | g3c5               | 81 521                  | Areas of unmanaged (521) <i>Arrhenatherum</i> neutral grassland with elements of ruderal vegetation (81)                                                                                                                                                                 | Throughout the site.            |
| <b>Ruderal vegetation</b>                       | g                  | 81                      | Areas of ruderal vegetation (81).                                                                                                                                                                                                                                        | West of the site.               |
| <b>Rural trees</b>                              | g                  | 32, 522                 | Scattered native (522) trees (32), including two crack willows <i>Salix fragilis</i> and a goat willow <i>Salix caprea</i> to the southwest, and an ash tree <i>Fraxinus excelsior</i> present between Barn 1 and Barn 2 in the northwest (removed prior to site visit). | Southwest and northwest.        |
| <b>Non-native and ornamental hedgerow</b>       | h2b                | -                       | A non-native and ornamental hedgerow is present at the west and southwest boundaries.                                                                                                                                                                                    | West and southwest of the site. |

#### Impacts of development on habitats

- 3.12 The proposed development consists of the erection of a new dwelling, access road, small sewage treatment plant and subsequent landscaping. This will result in all habitats on-site being lost to facilitate the development, excluding the non-native and ornamental hedgerow and a crack willow (T1). The removal of an ash tree took place prior to the site visit.
- 3.13 Mandatory Biodiversity Net Gain has not been considered as part of this report as the site comprises less than 0.2 hectares and does not impact upon any priority habitat; therefore, in accordance with the Biodiversity Gain Requirements (Exemptions) Regulations introduced on 6<sup>th</sup> August 2026, the development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

## Protected species assessment

### Badgers

- 3.14 28 badger records are present within 1km of the site (WSBRC, 2025) and while no evidence of badgers was identified on-site, the site features suitable habitat for badgers in the vegetated areas of the site and in the adjacent landscape of agricultural and pastoral land.
- 3.15 Due to the quantity of nearby records and suitable habitat that connects to the wider semi-rural landscape, a precautionary mitigation for badgers is provided in Section 4 of this report.

### Barn owls and other nesting birds

- 3.16 Evidence of barn owls was identified within Barn 2 ('B2'); two barn owl nest boxes are present internally at each end of the building. 100+ pellets and a barn owl physically present within a barn owl box (see Appendix F for map); the barn owl was disturbed and went inside the barn owl box and due to poor weather conditions, was not disturbed further due to the risk of flushing the bird in poor weather.
- 3.17 Due to the high levels of evidence and the limitations of the survey, being undertaken outside of the nesting season (March to August), it is assumed that the building supports a nesting site. Additionally, the presence of 100+ pellets indicates the presence of a main roost; the demolition of the barns will result in the loss of the barn owl nest and roost site and therefore mitigation and compensation strategy is outlined in Section 4 of this report.

### Bats

#### *Daytime Bat Walkover (DBW)*

##### Buildings

- 3.18 A description of the buildings surveyed for roosting bats with any identified potential bat access points and roosting areas is provided in Table 10 below (see Appendix D for building locations and Appendix E for photographs):

**Table 10: Building descriptions**

| Building           | Description                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Barn ('B1')</i> | <ul style="list-style-type: none"><li>• A block-built barn is present to the north of the site.</li><li>• A pitched cement fibre roof is present.</li></ul> |

|                    |                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <ul style="list-style-type: none"> <li>Two detached block-built sheds with galvanized header tanks on each roof are present within a low walled area at the eastern elevation of the barn.</li> <li>A vaulted ceiling is present with a full truss.</li> <li>The barn is rectangular in shape and measures approximately 14m in length, 7m in width and 5m in height to the apex.</li> </ul>                |                                                                                                                                                 |
|                    | Potential access points:                                                                                                                                                                                                                                                                                                                                                                                    | Potential roosting areas:                                                                                                                       |
|                    | <ul style="list-style-type: none"> <li>Gaps between roof and wall elevations.</li> <li>Open shed doorways.</li> </ul>                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>No potential roosting areas considered suitable for bats were identified around the building.</li> </ul> |
|                    | Evidence of bats recorded:                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                 |
|                    | <ul style="list-style-type: none"> <li>No evidence of bats was recorded around the building.</li> </ul>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                 |
|                    | DNA analysis of dropping sample (as tested by Swift Ecology Ltd):                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                 |
|                    | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                 |
|                    | Roost status / potential of the building for bats:                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |
|                    | <b>'Negligible potential' for roosting bats</b>                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |
| <b>Building</b>    | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |
| <b>Barn ('B2')</b> | <ul style="list-style-type: none"> <li>An open-fronted metal barn present to the northwest of the site.</li> <li>The barn is constructed of single-skin corrugated metal.</li> <li>A curved corrugated metal roof is present.</li> <li>No internal void is present.</li> <li>The barn is rectangular in shape and measures approximately 9m in length, 5m in width and 4m in height to the apex.</li> </ul> |                                                                                                                                                 |
|                    | Potential access points:                                                                                                                                                                                                                                                                                                                                                                                    | Potential roosting areas:                                                                                                                       |
|                    | <ul style="list-style-type: none"> <li>One open elevation.</li> </ul>                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>No potential roosting areas considered suitable for bats were identified around the building.</li> </ul> |
|                    | Evidence of bats recorded:                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                 |
|                    | <ul style="list-style-type: none"> <li>No evidence of bats was recorded around the building.</li> </ul>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                 |
|                    | DNA analysis of dropping sample (as tested by Swift Ecology Ltd):                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                 |
|                    | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                 |
|                    | Roost status / potential of the building for bats:                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |
|                    | <b>'Negligible potential' for roosting bats</b>                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |

3.19 The barns ('B1' and 'B2') on-site were considered to hold 'negligible potential' for roosting bats in line with the BCT Guidelines (Collins, 2023), therefore no further survey recommendations are advised for these buildings in relation to bats.

3.20 On this basis, it is considered that bats are likely absent from the buildings and therefore roosting bats are not considered likely to be impacted by the proposed works.

3.21 No further surveys or licensing requirements are recommended, however, further information regarding the validity of this report and what to do in the unlikely event a bat is unexpectedly found is provided in Section 4 of this report.

### Trees

3.22 The trees on-site were assessed for their potential to support roosting bats; the trees on-site were considered to hold 'negligible' potential for roosting bats due to a lack of Potential Roosting Features (PRFs). No further action is recommended in relation

to roosting bats and trees; however, further information is provided in Section 4 regarding the validity of the survey.

#### Artificial lighting and bats – foraging and commuting habitats

- 3.23 A number of bats are highly likely to be commuting and foraging across the site due to the presence of mature trees, nearby linear features and the semi-rural location. There are records for whiskered bat and long-eared bats within 1km of the site (WSBRC, 2025).
- 3.24 Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats are likely using the site during nocturnal hours, it is essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.
- 3.25 Lighting specifications to minimise impacts on foraging bats are detailed in Section 4.

#### **Dormice**

- 3.26 Two known dormice records exist within the local area (WSBRC, 2025); and the nearest European Protected Species (EPS) licence is located approximately 12km northwest of the site (MAGIC, 2026). There is very limited suitable habitat on-site for dormice in the non-native and ornamental which lacks food species and connectivity to the wider landscape. Therefore, dormice are not considered to be affected by the proposed works, and no mitigation is advised for this species.

#### **Great crested newts (GCN)**

- 3.27 The site was assessed for its suitability for great crested newts (GCN). There are no known GCN records within 1km of the site (WSBRC, 2025); and the nearest positive licence return for GCN is located approximately 4.5km northwest of the site (MAGIC, 2026).

#### GCN Risk Zone – District Level Licence (DLL) scheme

- 3.28 The site falls within a ‘Amber Risk Zone’ for GCN (Natural England, 2026); therefore, there is considered to be a medium probability of the local area containing main population centres for this species.

### Aquatic habitats

- 3.29 No waterbodies are present on-site, and an aerial assessment revealed one pond located approximately 50m south of the site (MAGIC, 2026). The pond was inaccessible at the time of the site visit due to overgrown vegetation and therefore it was not possible to conduct a Habitat Suitability Index (HSI) assessment.

### Terrestrial habitats

- 3.30 The site holds suitable habitat for GCN within the tussocky grassland and ruderal vegetation throughout the site, with connectivity to the wider environment.
- 3.31 Based upon the site falling within a 'Amber Risk Zone' for GCN, suitable habitat on-site with connectivity to the wider environment and proximity to a pond, there is moderate probability of GCN being present on-site. An application for a District Level Licence (DLL) is currently being processed by Natural England (provisional IACPC certificate received at the time of writing); Reasonable Avoidance Measures (RAMs) for GCN are provided in Section 4.

### **Hedgehogs**

- 3.32 There are 25 known records for hedgehog in the local area, with the closest approximately 860m southeast of the site (WSBRC, 2025). There are suitable habitats onsite for hedgehogs including grassland and exposed earth, which provide suitable foraging and commuting habitats.
- 3.33 It is considered possible that hedgehogs utilise the site; hedgehogs are a priority species due to their rural population decline (Wembridge, D. *et al*, 2022). Mitigation regarding hedgehogs is detailed in Section 4.

### **Reptiles and common amphibians (herpetofauna)**

- 3.34 There are a number of reptile and common amphibian records within the local area (WSBRC, 2025). The site provides some suitable habitat in the tussocky grassland, ruderal vegetation and hedgerow. Additionally, the site provides good connectivity to the wider environment.
- 3.35 Reptile presence/absence surveys were considered disproportionate due to the size of the site and area of suitable habitat to be impacted by the works. The hedgerow on-site will be fully retained; a reptile mitigation and compensation strategy and RAMs detailed in Section 4 which will minimise any impacts on these species.

## 4. BIODIVERSITY MITIGATION AND ENHANCEMENT PLAN

### **Method statement for vegetation removal and hedgerow protection for GCN, nesting birds and reptiles/common amphibians**

- 4.1 The site falls within an 'Amber Risk Zone' for GCN (Natural England, 2026) and there is a pond within 50m of the site. A District Level Licence (DLL) is currently being processed (provisional IACPC certificate received at time of writing) from Natural England.
- 4.2 The following strategy will address the protection of retained hedgerow and any vegetation clearance to mitigate any impacts on GCN, nesting birds, reptiles and common amphibians within the application site.
- 4.3 The vegetation on-site is considered to provide potential habitat for GCN, nesting birds and small numbers of common reptiles/amphibians. A precautionary works method statement will be followed and is considered proportionate to the low risk of encountering these protected species:

#### **Works method statement for the removal of vegetation:**

- ◆ Prior to any works commencing on-site, the area between the retained hedgerow and 'Barn 2' will be used as a permanent receptor site for GCN/reptiles and will be protected by 'Heras' fencing and a reptile hibernaculum will be constructed within this area. This fencing will remain in place throughout works and will only be removed post-construction.
- ◆ Supervision of the works will be undertaken by a GCN licenced ecologist which will be provided alongside a 'toolbox talk' on reptile and GCN ecology. The talk will inform the site contractors on what to do if a GCN/reptile is found and measures of best practice to reduce any harm to reptiles/GCN within the area.
- ◆ To prevent harm to any wildlife within the local area, vegetation will be felled to 0.5m stumps between the months of November and February (to also avoid the nesting bird season) when the low temperatures are at least 5°C. This will also ensure protection of any potential reptiles/GCN leaving the stumps in-situ.
- ◆ As reptiles/GCN will be hibernating at ground level during the winter period, the trees/vegetation will be felled to 0.5m stumps to ensure reptiles/amphibians have safe hibernation sites throughout the winter. To prevent harm to

hibernating reptiles/GCN this will be done by hand where possible with limbs being removed in sections and lowered to the ground rather than by machine which can kill any hibernating animals.

- ◆ The stumps will be removed in the spring, from April onwards when the temperatures are between 10°C – 18°C (until October only) by machine following a direct search of the stumps for reptiles/GCN by a licensed worker. Any reptiles/GCN during this period will be active and will be encouraged into the adjoining hedgerow section.
- ◆ Any areas of longer vegetation/grassland will be strimmed to a height of 20cm followed by a cut down to 2cm and will take place in one direction towards the northwest of the site between the retained hedgerow and 'Barn 2'. Once vegetation has been cleared, the topsoil will then be removed under the supervision of the ecologist. Any reptiles and/or GCN found will be relocated to the receptor site in the northwest.
- ◆ Any piles of debris, rubble piles/building material piles, log piles and brash piles will be dismantled by hand under the supervision of an ecologist between 1<sup>st</sup> March and 30<sup>th</sup> September when reptiles are mobile between 10°C – 18°C. Any reptiles found during these works will be relocated to the receptor site in the northwest.
- ◆ The 'Heras' fencing around the receptor site will only be removed post-construction. Permanent post-and-rail fencing and an access gate for maintenance purposes will be installed to segregate the receptor area from the residential curtilage ensuring its long-term retention as mitigation for reptiles. Management for the receptor site has been detailed below:
  - ◆ Once established the tussocky grassland areas require minimal maintenance.
  - ◆ Unwanted perennial weeds (docks, thistles) may need control by occasional spot treatment with a herbicide. To control scrub and bramble development, tussocky areas may need cutting every 2-3 years between mid-October and January, carefully avoiding vegetation around the reptile hibernacula. For reptiles this cutting must be undertaken on a rotational basis so that no more than half of each area is cut in any one year leaving part as an undisturbed refuge.

- ◆ If an active bird's nest is encountered, works will cease immediately, and the nest will be left undisturbed. The ecologist will instate a minimum 5m works exclusion buffer zone marked out with red/white hazard tape and a second site visit by the ecologist to check the status of the nest will be required before works can continue in this area. Works may only continue when the nest is deemed to be unoccupied/no longer active by the ecologist.
- ◆ The remaining hedgerow will be retained and protected through the use of 'Heras' fencing. This will ensure machinery does not accidentally track into hedges potentially disturbing/damaging nests. The 'Heras' fencing will allow for a minimum 2m construction buffer (to be increased where necessary in line with BS 5837:2012 Trees in relation to design, demolition and construction (British Standards Institution, 2012) to ensure Root Protection Zones) and will remain in place throughout the duration of the works. This fencing will only be removed post-construction.

#### **Reasonable Avoidance Measures – RAMs**

4.4 Due to the nature of the works, there is low potential for great crested newts (GCN) and other reptiles and common amphibians to be impacted by the proposed works. Reasonable Avoidance Measures (RAMs) will be followed for all works to minimise the chances of encountering an animal in the works area. The RAMs are detailed below:

- ◆ All personnel working on-site will be made aware of the potential presence for great crested newts (GCN), reptiles and other amphibians.
- ◆ Personnel will be advised on what to do if a GCN/reptile/amphibian is unexpectedly identified during the works, which will involve ceasing work and contacting a suitably qualified ecologist.
- ◆ The site must continue to be kept short prior to and during the works (<5cm) to ensure amphibians do not occupy the works areas.
- ◆ The storage of materials/waste will be undertaken on hard standing or gravel. Waste will be stored in skips or removed offsite as soon as possible and away from suitable retained or off-site habitat to avoid creating refuges which could be colonised by newts. Mounds of soil can be compacted around the base to avoid creating refuges which GCN/reptiles/amphibians could occupy.

- ◆ Basic precautions will be undertaken around open trenches which will include installing ramps (less than 45 degrees) and/or backfilling after checking for GCN/reptiles/amphibians.

### **Badgers and hedgehogs**

4.5 The site likely supports badgers/hedgehog due to the site's semi-rural location, suitable habitat on-site and the presence of nearby records; therefore, the following measures will be followed to ensure badgers/hedgehogs are protected during works and to ensure habitat connectivity is maintained:

- ◆ Any new close-boarded fencing and boundaries proposed will feature a minimum of one hedgehog highway (130mm x 130mm hole) along every boundary to ensure habitat connectivity for hedgehogs (Appendix G); this can comprise either a specialised hedgehog highway gravel board (<https://www.garden-fence-panels.co.uk/concrete-posts-bases/concrete-gravel-boards/hedgehog-friendly-concrete-base-panel-plain/>) or if timber gravel boards are used a custom-made hole.
- ◆ During works, any trenches/pits will be boarded over at the end of each working day or alternatively a 130mm wide ramp/board will be installed at a 45-degree angle in each trench/pit to allow badgers/hedgehogs to escape.
- ◆ Materials must be stored on pallets raised off the ground and away from surrounding vegetation to discourage badgers/hedgehogs from taking refuge within them.

### **Barn owls**

4.6 Barn 2 ('B2') is considered to support a nesting site and main roost based on the presence of 100+ pellets; a barn owl was physically seen in one of the two barn owl boxes. The following mitigation strategy will be implemented to ensure barn owls are protected during works and replacement nesting and roosting facilities are provided in the long-term (see Appendix G):

- ◆ Prior to any works commencing, two barn owl nest boxes (<https://www.barnowltrust.org.uk/barn-owl-nestbox/barn-owl-nestboxes/>) will be erected on suitable mature trees within the applicant's ownership. The boxes will be erected at a minimum height of 3.5m from ground level with no limbs/vegetation obstructing the entrance, which will be kept completely clear.

- ◆ Timing restrictions for demolition works will apply due to the assumed nesting status; no destructive building works will take place between March and August during the nesting period.
- ◆ Prior to works commencing, a suitable experienced and licensed barn owl ecologist will undertake a pre-works check of 'Barn 1' and '2' and the barn owl boxes for the presence of barn owls. Should barn owls be nesting (as there is a risk of nesting outside of March to August), no works can take place until the owlets have fledged the nest and the nest is unoccupied.
- ◆ Should barn owls not be nesting/roosting within the barns, then works can commence to make the building unsuitable for barn owls.
- ◆ Two replacement barn owl roosting spaces will be created within the roof space of the new dwelling (see Appendix G for design). Access will be provided to the chambers with a dormer style entrance. An access door to the roosting spaces may be provided for essential maintenance purposes, however, details indicating the areas are a dedicated barn owl roosting space and details for the Barn Owl Conservation Trust must be prominently displayed at the entrances.
- ◆ The barn owl roosting spaces within the roof void will measure a minimum of 1m x 1m plus an access point measuring at least 12cm in width x 25cm in height.
- ◆ No lighting will be erected within 3m of either barn owl box and roosting spaces (on the trees and within the dwelling).

## Bats

### Roosting bats:

- 4.7 The PRA of the buildings and trees at Roundways was undertaken, and the buildings and trees were assessed to be of '**negligible potential**' for roosting bats. Roosting bats are not considered to be impacted as part of the proposed works and therefore no further action is recommended in relation to bats roosting in building and trees.
- 4.8 The PRA survey only provides a 'snapshot' in time and does not account for seasonal variation; bats may have been overlooked due to seasonal constraints. Bats are a highly mobile species and as such, it is not possible to have complete certainty that bats are not present, rather, that there was no indication of bats at the time of survey.

- 4.9 The surveys can only be considered valid for 12-18 months from the survey dates in accordance with the CIEEM Advice Note (CIEEM, 2019). The 12-18 month period is considered acceptable where the conditions of the buildings on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, or if 12-18 months pass and no works have been undertaken, this report and any conclusions provided will not be valid. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.
- 4.10 **In the unlikely event bat(s) are encountered at any stage, work must cease immediately and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner.** The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.
- 4.11 In the event a bat is unexpectedly discovered, the nature of the advice will concern allowing the bat(s) to leave of their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All persons including contractors are explicitly forbidden from handling bats or interfering with bats in any way.**

#### **Foraging and commuting bats – Artificial Lighting at Night (ALAN)**

- 4.12 The site is highly likely to support commuting and foraging bats due to the rural site location, suitable linear habitat and bat roosts within proximity. The following specifications for lighting must be adhered to and are based upon the 'Bats and Artificial Lighting at Night' Guidance Note BN08/23 (BCT & ILP, 2023):
- ◆ Preferably, no new external light fixtures will be installed. If external lighting is required, this will be installed where required for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees.
  - ◆ All luminaries will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
  - ◆ LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

- ◆ A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- ◆ Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- ◆ Internal luminaires will be recessed only (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- ◆ Column heights must be carefully considered to minimise light spill and glare visibility. This must be balanced with the potential for increased numbers of columns and upward light reflectance.
- ◆ Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used.
- ◆ Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- ◆ External security lighting will be set on motion sensors and set to a 1-minute (or less) timers.
- ◆ Bollard or low-level downward-directional luminaires will not be installed. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces.
- ◆ Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and must not be relied upon solely.

### **Biodiversity enhancements**

- 4.13 Features will be included within the proposed development to enhance the site for biodiversity (Appendix G for plan and specifications). The new dwelling will feature the following:
- ◆ Two ‘Solitary Bee Bricks’ (<https://www.nhbs.com/solitary-bee-bricks>) will be installed in the southern elevation of the dwelling. The bricks are designed to

accommodate solitary bees (non-stinging/swarming types) and must be installed at least 1m from ground level with no upwards limit.

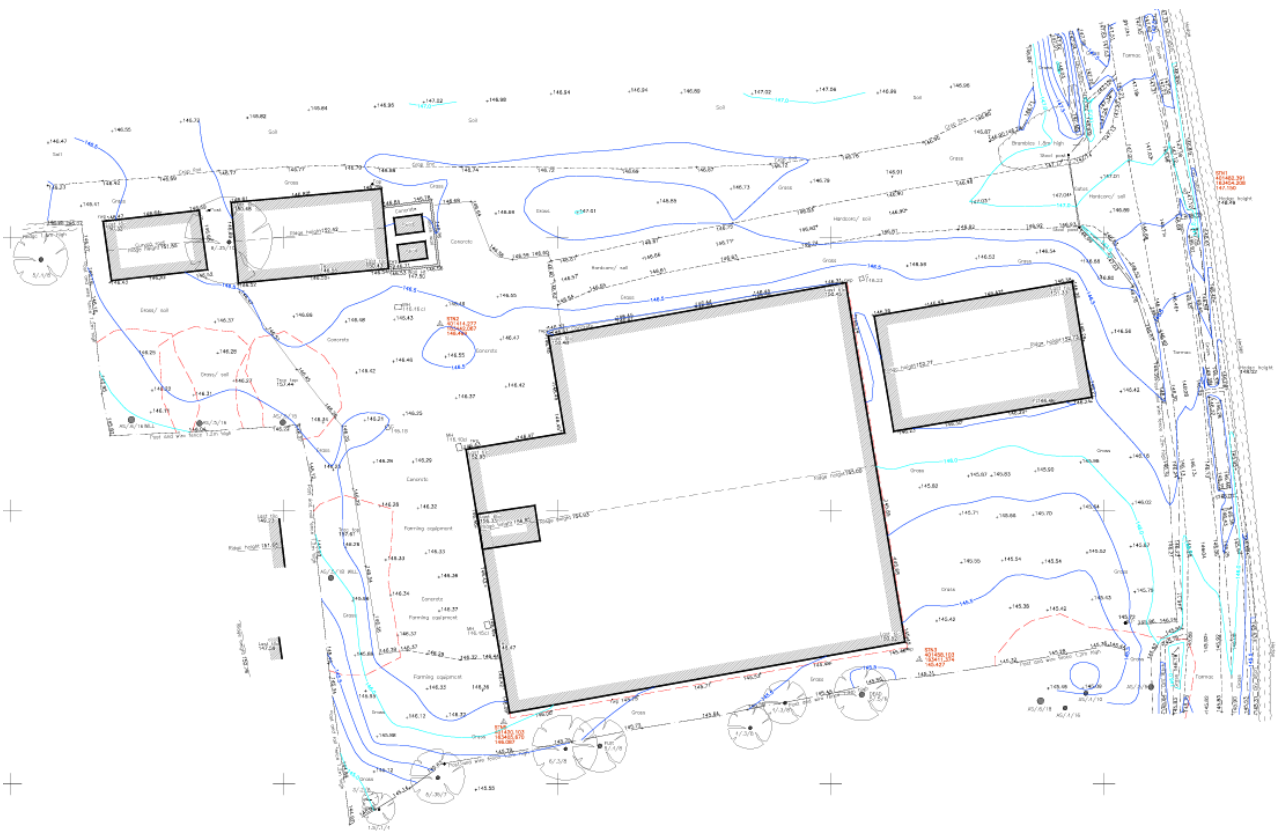
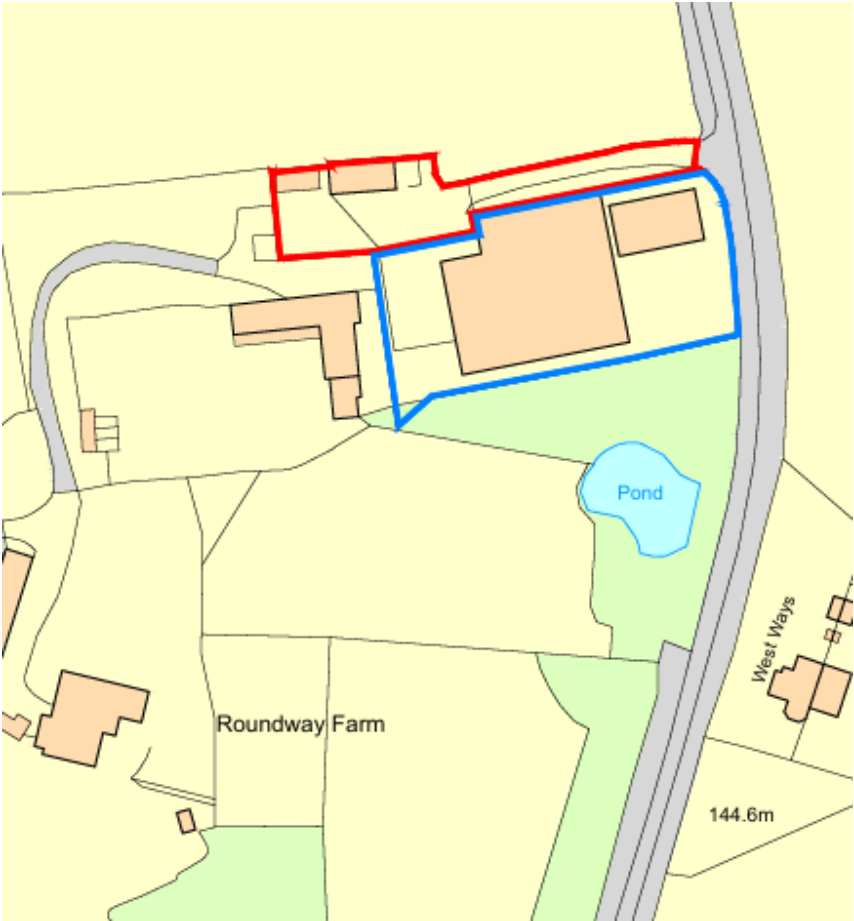
- ◆ Two 'PRO UK Visible Build-in Swift Box' (<https://www.nhbs.com/pro-uk-visible-build-in-swift-box>) or similar approved will be installed in the northern elevation of the new dwelling as close to the eaves as possible and installed between 75cm – 1m apart per brick.
- ◆ One 'Leadworx Bat Access Tile' will be installed on the roof of the new dwelling. A cut of felt measuring 30mm x 100mm will be made in the felt under the bat access vent (ensuring this is not located directly above a rafter to ensure clear access). Bituminous 1F felt must be used exclusively in all bat accessible areas/roosts. Breathable felts such as 'Tyvek' are NOT permitted for use in bat roosting areas due to entanglement risk where fibres 'fluff' up over time (Waring *et al.*, 2011); a 1m<sup>2</sup> area of bituminous felt will be installed around the access point and battens will be fixed around the edges to prevent bats accessible areas of breathable felt.
- ◆ Any new landscaping and planting should include native species such as rowan, hazel, birch, sweet chestnut and fruit trees.

## 5. REFERENCES

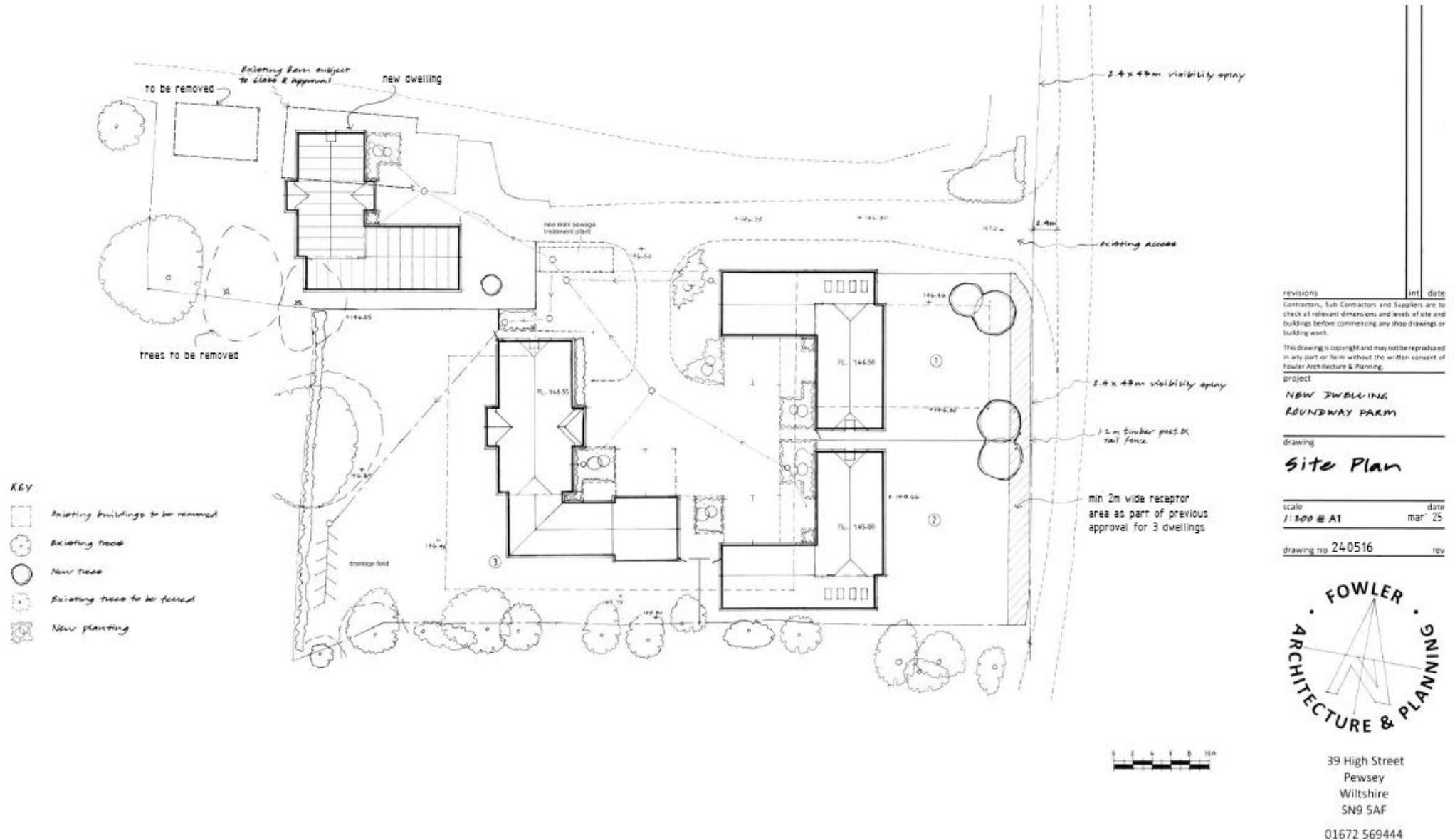
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Appendix A – Site location plan

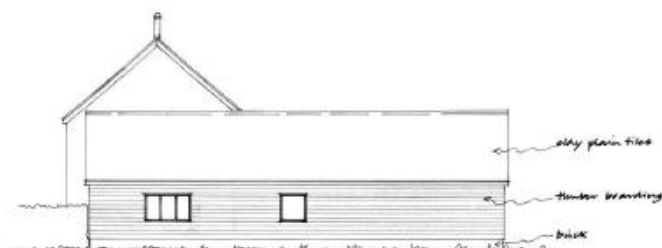


## Appendix B – Proposed plans





west elevation



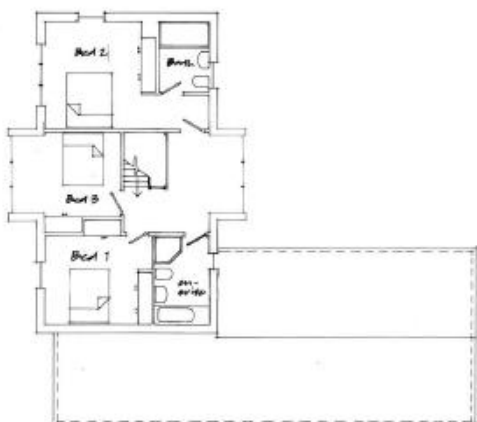
north elevation



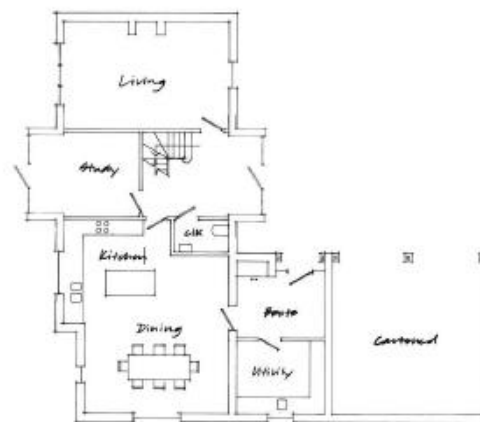
south elevation



east elevation



first floor plan



ground floor plan



revisions int. date

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

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project

NEW DWELLING  
ROUNDWAY FARM

drawing

Design Scheme

scale

1:100 @ A1 mar '25

drawing no. 240516-0101 rev



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## Appendix C – Relevant legislation and planning policy

### Legislation and UK BAP priority habitats/species

#### Legislation

In England, all bats, dormice *Muscardinus avellanarius*, otters *Lutra lutra*, white-clawed crayfish *Austropotamobius pallipes* and great crested newts *Triturus cristatus* are legally protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

A number of species are also listed under Annex II of the EC Habitats and Species Directive 1992 due to their rarity, including barbastelle *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, great crested newt, white-clawed crayfish and otter.

The above-named species and adders *Vipera berus*, slow worms *Anguis fragilis*, grass snakes *Natrix natrix*, common lizards *Zootoca vivipara*, common frog *Rana temporaria*, palmate newt *Lissotriton helveticus*, smooth newt *Lissotriton vulgaris*, water voles *Arvicola amphibius* and several invertebrate species are also protected under Schedule 5 of the Wildlife and Countryside Act (WCA) 1981 (as amended).

Schedule 9 of the WCA 1981 includes non-native, invasive species including (but not limited to) Himalayan balsam *Impatiens glandulifera* and signal crayfish *Pacifastacus leniusculus*. Badgers *Meles meles* are legally protected under The Protection of Badgers Act (1992).

All birds, their nests and eggs are protected under Section 1 of The WCA 1981 (as amended) and it is thus an offence, to intentionally kill, injure or take any wild bird; intentionally take, and damage or destroy the nest of any wild bird while it is in use or being built.

Some wild bird species, such as barn owls *Tyto alba*, are afforded additional protection under Schedule 1 of the WCA 1981 (as amended). This legislation makes the disturbance of any wild bird included in Schedule 1 illegal while it is building a nest or is in, on or near a nest containing eggs or young: or disturbance of dependent young of such a bird.

Certain species are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as species of 'principal importance' (JNCC, 2007) such as hedgehog *Erinaceus europaeus*, due to their national decline; under Section 40, Local Planning Authorities have a duty to conserve these species.

#### Protected habitats and sites

A number of sites designated for nature conservation are afforded legal protection due to being of international importance. The UK National Sites Network includes Special Protection Areas (SPAs) for

birds and Special Areas of Conservation (SACs) for habitats; Ramsars, designated for important wetland habitats, do not form part of the National Sites Network but are protected in the same way.

Habitats listed under Annex I of the EC Habitats and Species Directive 1992 are included due to their rarity and importance to the maintenance of protected species populations. Examples include estuaries, northern Atlantic wet heaths with *Erica tetralix*, and blanket bogs.

Other nationally protected sites include Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) Local Nature Reserves (LNRs) and Protected Road Verges which are designated under the WCA 1981 and strengthened by the NERC Act 2006.

Several habitats are listed under Section 41 of the NERC Act 2006 including certain hedgerows, arable field margins, grassland, fen, swamp, marine habitats, woodlands and rivers.

## **National and local planning policy**

### **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'Planning policies and decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

### **Wiltshire Core Strategy**

The Wiltshire Core Strategy (Wiltshire Council, 2015) was adopted in January 2015 and includes the following relevant policy:

#### **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 [refer to full strategy for details] 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*

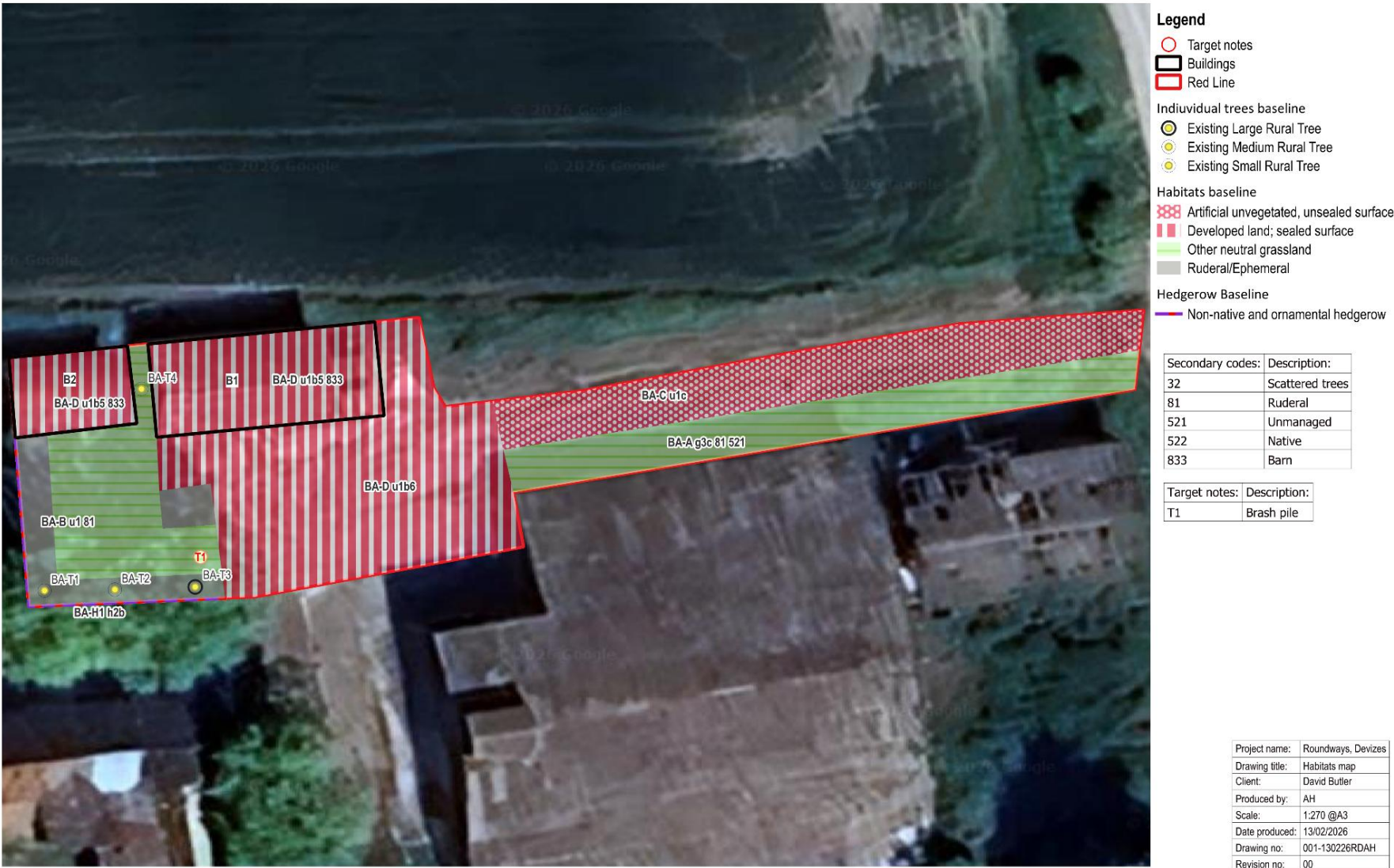
*Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in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

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. 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.*

**It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent(s).**

Appendix D – Habitat map and species lists



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## Species lists for habitats:

| Common name                                                                          | Taxonomic name                   | DAFOR scale abundance |
|--------------------------------------------------------------------------------------|----------------------------------|-----------------------|
| <b>Other neutral grassland – Arrhenatherum neutral grassland (BA-A g3c5 81 521):</b> |                                  |                       |
| Black nightshade                                                                     | <i>Solanum nigrum</i>            | Locally occasional    |
| Bramble                                                                              | <i>Rubus fruticosus</i> agg.     | Rare                  |
| Bristly oxtongue                                                                     | <i>Helminthotheca echioides</i>  | Rare                  |
| Broad-leaved dock                                                                    | <i>Rumex obtusifolius</i>        | Occasional            |
| Charlock                                                                             | <i>Sinapis arvensis</i>          | Occasional            |
| Cleavers                                                                             | <i>Galium aparine</i>            | Occasional            |
| Cock's-foot                                                                          | <i>Dactylus glomerata</i>        | Occasional            |
| Common bird's-foot-trefoil                                                           | <i>Lotus corniculatus</i>        | Rare                  |
| Common field speedwell                                                               | <i>Veronica persica</i>          | Frequent              |
| Common nettle                                                                        | <i>Urtica dioica</i>             | Locally dominant      |
| Common ragwort                                                                       | <i>Jacobaea vulgaris</i>         | Occasional            |
| Cow parsley                                                                          | <i>Anthriscus sylvestris</i>     | Rare                  |
| Creeping bent                                                                        | <i>Agrostis stolonifera</i>      | Frequent              |
| Creeping thistle                                                                     | <i>Cirsium arvense</i>           | Frequent              |
| Dandelion sp.                                                                        | <i>Taraxacum</i> sp.             | Rare                  |
| Dove's-foot crane's-bill                                                             | <i>Geranium molle</i>            | Occasional            |
| False oat-grass                                                                      | <i>Arrhenatherum elatius</i>     | Dominant              |
| Field pansy                                                                          | <i>Viola arvensis</i>            | Rare                  |
| Greater plantain                                                                     | <i>Plantago major</i>            | Rare                  |
| Ground-ivy                                                                           | <i>Glechoma hederacea</i>        | Locally abundant      |
| Groundsel                                                                            | <i>Senecio vulgaris</i>          | Rare                  |
| Hawbit sp.                                                                           | <i>Leontodon</i> spp.            | Frequent              |
| Hedge mustard                                                                        | <i>Sisymbrium officinale</i>     | Locally occasional    |
| Hogweed                                                                              | <i>Heracleum sphondylium</i>     | Rare                  |
| Knotgrass                                                                            | <i>Polygonum aviculare</i>       | Occasional            |
| Lacy phacelia                                                                        | <i>Phacelia tanacetifolia</i>    | Rare                  |
| Lesser burdock                                                                       | <i>Arctium minus</i>             | Rare                  |
| Perennial rye-grass                                                                  | <i>Lolium perenne</i>            | Locally rare          |
| Red fescue                                                                           | <i>Festuca rubra</i>             | Occasional            |
| Ribwort plantain                                                                     | <i>Plantago lanceolata</i>       | Locally abundant      |
| Scentless mayweed                                                                    | <i>Tripleurospermum inodorum</i> | Frequent              |
| Smooth sow-thistle                                                                   | <i>Sonchus oleraceus</i>         | Rare                  |
| Spear thistle                                                                        | <i>Cirsium vulgare</i>           | Occasional            |
| Wetted thistle                                                                       | <i>Carduus crispus</i>           | Locally occasional    |
| White clover                                                                         | <i>Trifolium repens</i>          | Locally abundant      |
| White dead-nettle                                                                    | <i>Lamium album</i>              | Frequent              |
| <b>Ruderal vegetation (BA-B u1 81):</b>                                              |                                  |                       |
| Bramble                                                                              | <i>Rubus fruticosus</i>          | Locally occasional    |
| Broad-leaved dock                                                                    | <i>Rumex obtusifolius</i>        | Rare                  |
| Cock's-foot                                                                          | <i>Dactylus glomerata</i>        | Occasional            |
| Common field-speedwell                                                               | <i>Veronica persica</i>          | Occasionally          |
| Common nettle                                                                        | <i>Urtica dioica</i>             | Locally dominant      |
| Dogwood                                                                              | <i>Cornus sanguinea</i>          | Rare                  |
| False oat-grass                                                                      | <i>Arrhenatherum elatius</i>     | Dominant              |
| Ox-eye daisy                                                                         | <i>Leucanthemum vulgare</i>      | Rare                  |
| Smooth sow-thistle                                                                   | <i>Sonchus oleraceus</i>         | Rare                  |
| Tufted vetch                                                                         | <i>Vicia cracca</i>              | Rare                  |
| Wetted thistle                                                                       | <i>Carduus crispus</i>           | Occasional            |
| White clover                                                                         | <i>Trifolium repens</i>          | Rare                  |
| <b>Non-native and ornamental hedgerow (BA-H1):</b>                                   |                                  |                       |
| Leylandii                                                                            | <i>Cupressus × leylandii</i>     | Dominant              |
| <b>Rural trees (g 32):</b>                                                           |                                  |                       |
| Ash                                                                                  | <i>Fraxinus excelsior</i>        | Rare                  |
| Crack willow                                                                         | <i>Salix fragilis</i>            | Occasional            |
| Goat willow                                                                          | <i>Salix caprea</i>              | Rare                  |

## Appendix E – Photographs



**Photo 1:** Vegetated track leading into site.



**Photo 2:** Bramble scrub and grassland to the north of the track (outside the red line boundary).



**Photo 3:** Tussocky other neutral grassland to the south of the track.



**Photo 4:** Track, grassland to the north and Barn 1.



**Photo 5:** Tussocky other neutral grassland/bramble scrub to the south of the track.



**Photo 6:** Barn 1 ('B1').



**Photo 7:** Central concrete courtyard and willow trees.



**Photo 8:** Barn 1 and 2 ('B1' and 'B2').



**Photo 9:** Crack willow (outside red line boundary) and ruderal vegetation.



**Photo 10:** Rear elevations of 'B1 and B2'.



**Photo 11:** Within 'B1'.



**Photo 12:** Within 'B1'.



**Photo 13:** Gable end of 'B1'.



**Photo 14:** Within 'B2'.



**Photo 15:** Barn owl box within 'B2'.



**Photo 16:** Barn owl pellets and feathers within 'B2'.

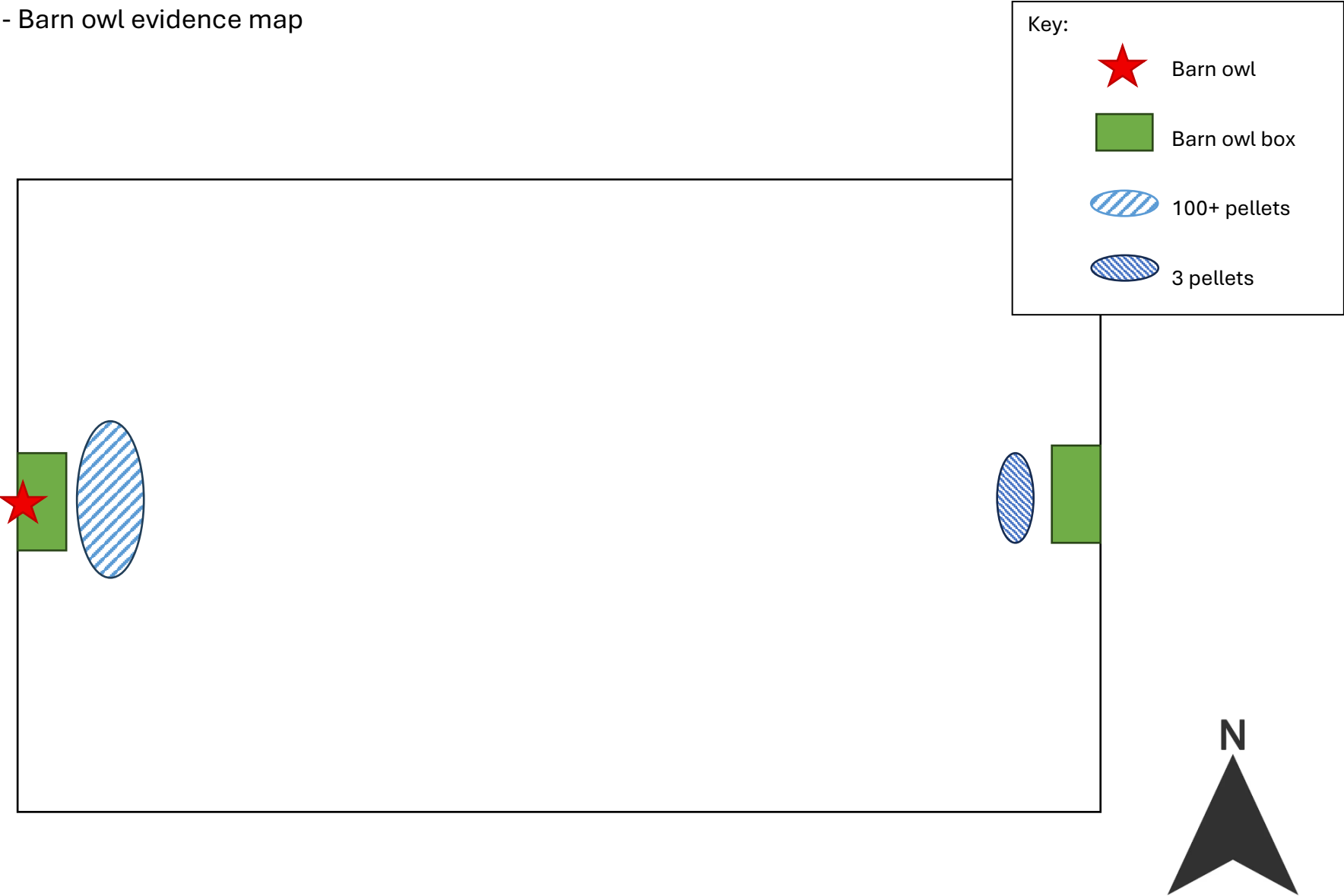


**Photo 17:** Barn owl pellets and feathers within 'B2'.



**Photo 18:** Ruderal vegetation to the south of 'B2' .

Appendix F - Barn owl evidence map

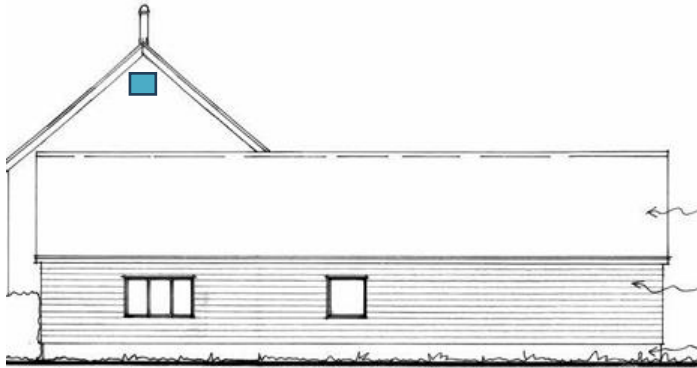


## Appendix G – Biodiversity mitigation and enhancement plan

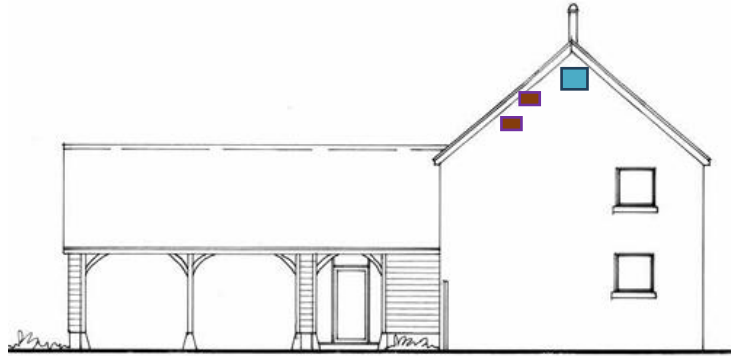
← Vegetation clearance direction

Key:

- Two 'Solitary Bee Bricks'
- Two 'Swift Bricks'
- One 'Leadworx bat access tile'
- Two barn owl roosts
- Hedgehog highway
- GCN/Reptile receptor site
- ★ GCN/Reptile hibernaculum



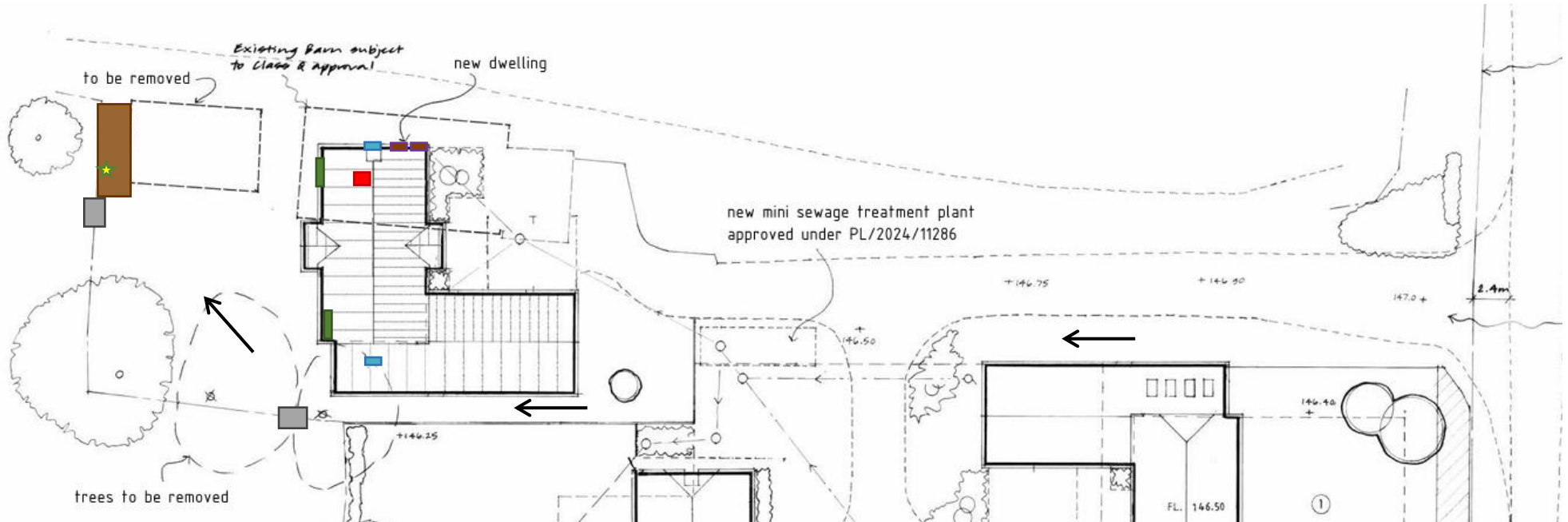
South elevation



North elevation



West elevation



### Swift bricks



2x 'Swift Bricks' to be installed in the northern elevation of the new dwelling at eaves level.

### Leadworx Bat Access Tile



1x 'Leadworx Bat Access Tile' to be installed in the roof of the new dwelling. A cut of felt measuring 30mm x 100mm will be made in the felt under the bat access vent (ensuring this is not located directly above a rafter to ensure clear access). Ensure bitumen felt used in 1m<sup>2</sup> areas around the tile and battens used to prevent access to breathable felt.

### Solitary Bee Bricks



Two 'built in solitary bee bricks' will be installed in the western elevation of the house.

The bricks must be sited at least 1 metre from the ground with no upwards limit.

### Barn Owl Nest Box



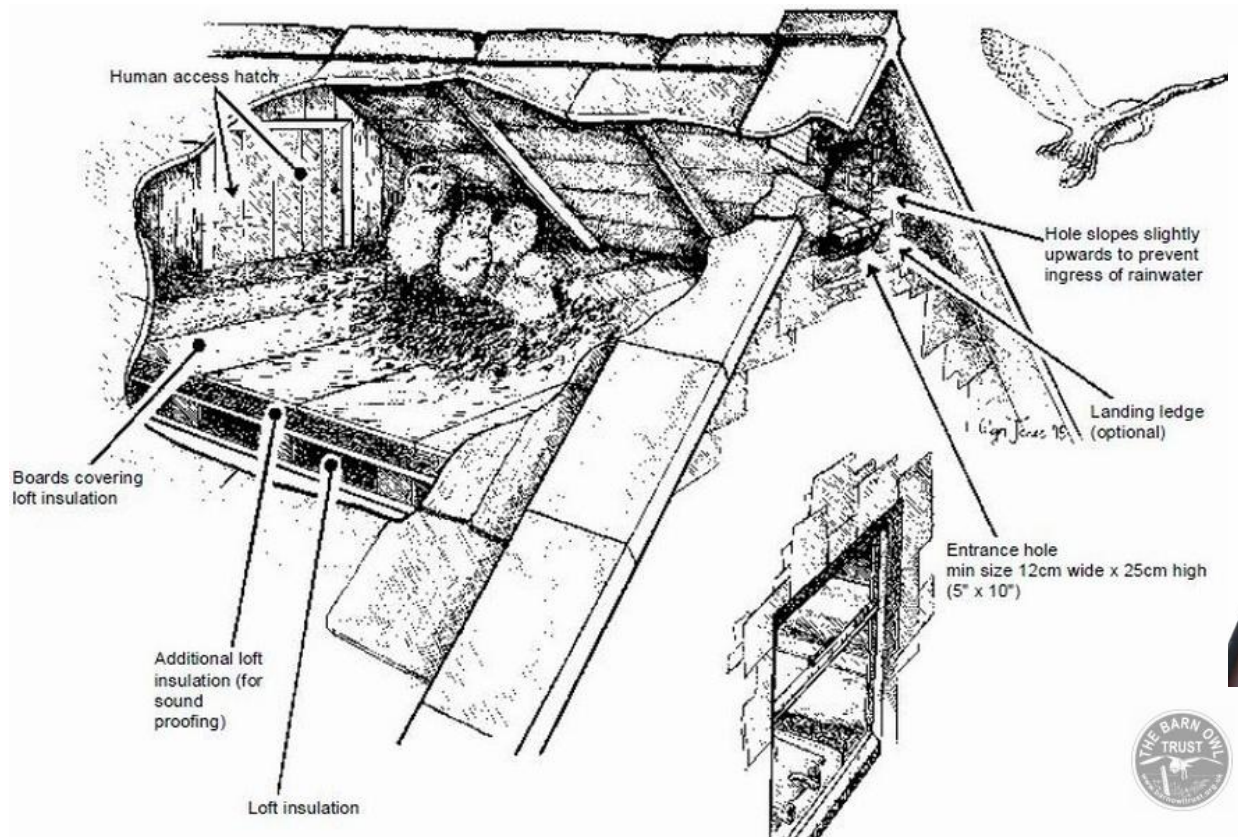
Two 'Barn Owl Nest Boxes' will be erected before works start on a suitable mature tree within the applicant's ownership. This will be at a minimum height of 3.5m from ground level with no limbs/vegetation obstructing the entrance, which will be kept completely clear.

### Hedgehog friendly fencing / hedgehog highways



Any new close-boarded fencing must feature a minimum of one hedgehog highway (130mm x 130mm hole) along every boundary to ensure habitat connectivity for hedgehogs. This can comprise either a specialised hedgehog highway gravel board or a custom-made hole within timber gravel boards.

## Barn owl roosting spaces



Access point with a platform - examples

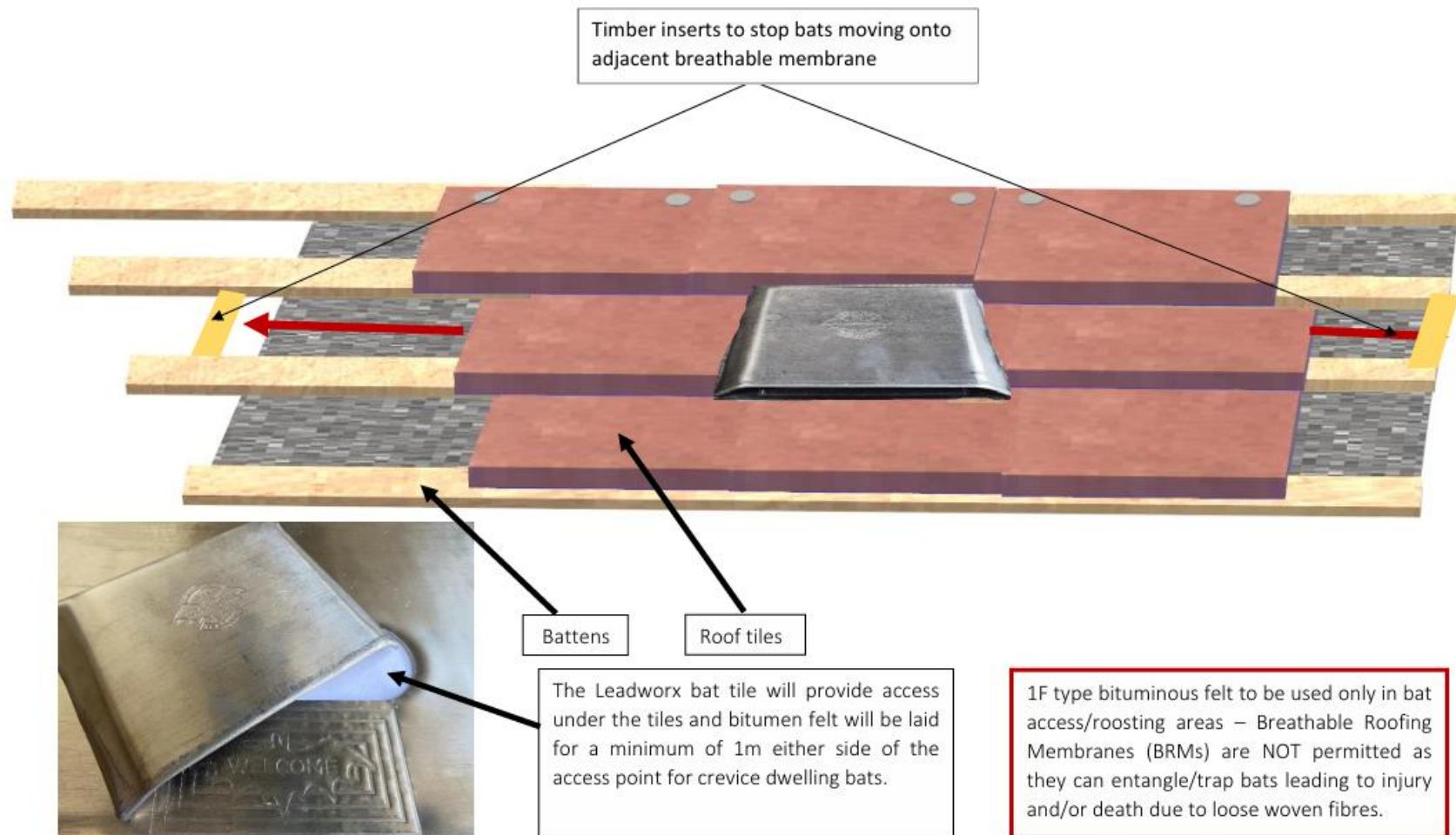


60

Access point showing a platform. The hole must go directly into the sealed room which measures 25cm tall and 12cm wide with no sharp edges. The floor area for the nest chamber must be 1m<sup>2</sup>. The chamber must have human access for future maintenance.



## Leadworx Bat Access Tile



### Example of reptile hibernaculum design

