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Ecological Impact Assessment

Alvediston Manor,
The Street,
Alvediston,
Salisbury,
Wiltshire,
SP5 5JZ

August 2026

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QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
Prepared by	Senior Ecologist Jessie Forster BSc (Hons)	13.08.2026
Checked by	Principal Ecologist Olatz Gartzia BSc MSc ACIEEM	14.08.2026
This report remains valid for 2 years from date of issue. Survey data are valid for 12-18 months from the date the survey was undertaken.		

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The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

1. EXECUTIVE SUMMARY

- 1.1. Darwin Ecology Ltd was commissioned by Millie Heath to undertake an Ecological Impact Assessment (EclA) of proposals for the outbuilding at Alvediston Manor, The Street, Alvediston, Salisbury, Wiltshire, SP5 5JZ. The assessment was required to support a planning application for the conversion of the stables into a residential unit with an extension on the northern and southern elevations and was informed by a desk study, internal and external building inspection and emergence surveys for bats.
- 1.2. During the building inspection, the building comprised an old, L-shaped stable building, with a clay tile roof with high potential for crevice roosting bats. Three loft voids were present, with droppings found in Void A, although this Void had been recently cleaned and a small number of droppings in Void C. Void B could not be fully accessed, but was a much smaller void. DNA analysis found the droppings to be grey long-eared, brown long-eared, serotine and common pipistrelle in Void A. An update inspection was carried out in July, and significant numbers of fresh droppings were found throughout Void A, found to be brown long-eared and common pipistrelle by DNA analysis. A few fresh droppings were found in Void C, found to be brown long-eared.
- 1.3. During the emergence surveys, twelve brown long-eared bats were seen within Void A before the final survey, juveniles and adults were seen, confirming the void as a maternity roost. Long-eared bats were observed using an eaves access point at the northeast corner of the building, flying around the hedgerow and vegetation in the area to the east and north of the building, and using the pond in the garden to the north of the building. Three common pipistrelle were also observed emerging from lifted tiles across the building on one of the surveys, with high levels of foraging activity in the gardens and using the pond. *Myotis* sp., serotine, noctule, soprano pipistrelle and lesser horseshoe calls were also recorded on site.
- 1.4. Static detectors were deployed in Void A and Void C for five nights, these found high levels of long-eared calls within Void A, with high levels of social activity recorded, consistent with a maternity roost. Lower levels of common pipistrelle calls were also recorded, indicative of consistent use of the building. No calls were recorded in Void C.
- 1.5. The proposed plans show the works will directly impact confirmed roosts for brown long-eared, common pipistrelle, grey long-eared and serotine bats within the building and will cause disturbance to bats roosting within the building. An appropriate licence will be required to permit the above actions.
- 1.6. Mitigation and compensatory measures to ensure the Favourable Conservation Status (FCS) of bats is maintained will include:
 - Timing of works between March/April or September/October to avoid the maternity season and hibernation season;
 - Education of contractors on protection afforded to bats through a Tool Box Talk;

- Ecological supervision and soft strip of features suitable for use by bats by hand and using hand tools prior to the rest of the building works;
- Provision of 4x bat boxes suitable for the species on site as safe release boxes. These are to be installed in a location determined by a licensed bat ecologist to ensure likelihood of uptake is increased;
- Retention/reinstatement of Void A and the identified access point, as a void suitable for use by bats to retain the maternity roost in that part of the building. This must be completed outside of the maternity season (May-August inclusive) and bats must not be left without a roost within the maternity season.
- Retention of hedgerow around the roost to provide a sheltered, dark post-emergence space with connectivity to surrounding habitat.
- Compensation features - Creation of at least two ridge crevice features and four lifted tile features to provide roosting opportunities for crevice dwelling species such as pipistrelles to compensate for the loss of the common pipistrelle roosts;
- Installation of 2x swallow cups in a suitable covered, open fronted area such as the new woodstore to compensate for the loss of the swallow nests within the building; and
- Any new external lighting will be subject to a bat sensitive lighting plan, and will be directed to avoid light spillage onto sensitive areas for bats.

1.7. Recommendations for enhancements have also been made which include additional ridge tile and lifted tile features, and a newly built shed/woodstore with a void suitable for bats, a covered, open-fronted night perch area and wooden cladding crevice features.

2. INTRODUCTION AND BACKGROUND

- 2.1. Darwin Ecology Ltd was commissioned by Millie Heath to undertake an EclA of proposals for the outbuilding at Alvediston Manor, The Street, Alvediston, Salisbury, Wiltshire, SP5 5JZ (hereafter referred to as 'the site')¹. The assessment was required to support a planning application for the conversion of the stables into a residential unit with an extension on the northern and southern elevations and was informed by a desk study, internal and external building inspection and emergence surveys for bats and was informed by a desk study, internal and external building inspection and emergence surveys for bats.
- 2.2. The proposed drawings on which this assessment is based are provided at **Appendix 1, Proposed Plans**.
- 2.3. The internal and external building inspection and emergence surveys follow the Bat Conservation Trust (BCT) Good Practice Guidelines (2023). The subsequent EclA follows the roost assessment methodology set out by Wray *et al.* (2010) and the CIEEM Guidelines for EclA in the UK and Ireland (2018).

Site Overview

- 2.4. The site is located in the small rural village of Alvediston, Wiltshire. The site comprises an L-shaped stable block, with Alvediston Manor to the north. Within the grounds of the manor, there is a pool to the east, a tennis court to the south-west, and further amenity and ornamental gardens surrounding the building (see **Figure 1**).
- 2.5. The wider landscape comprises scattered residential dwellings, pastoral and agricultural field, and patches of woodland. The town of Shaftesbury is approximately 12km east (see **Figure 2**).

Scope of Assessment

- 2.6. The process of EclA aims to identify, quantify and evaluate the potential effects of development-related or other proposed actions on habitats, species and ecosystems.
- 2.7. Potential effects on the following ecologically sensitive receptors have been considered during the EclA of Alvediston Manor:
- Statutory designated sites; and
 - Features of potential importance (such as loft voids or external crevice features).
- 2.8. The aim of this report is to:
- Identify and describe bats roosts present within the site;
 - Classify the the type of roost present (e.g. day roost, maternity roost etc);

¹ Ordnance Survey (OS) grid reference ST 97641 23518

- Carry out an impact assessment of the proposed works and how they will directly / indirectly affect bats and their roosts;
- Outline the relevant legislation and protection afforded to bats; and
- Provide avoidance, compensation, mitigation and enhancement measures recommended to avoid harm / injury to roosting bats.



Figure 1: Site location within the local landscape (Copyright Google Earth, November 2025)

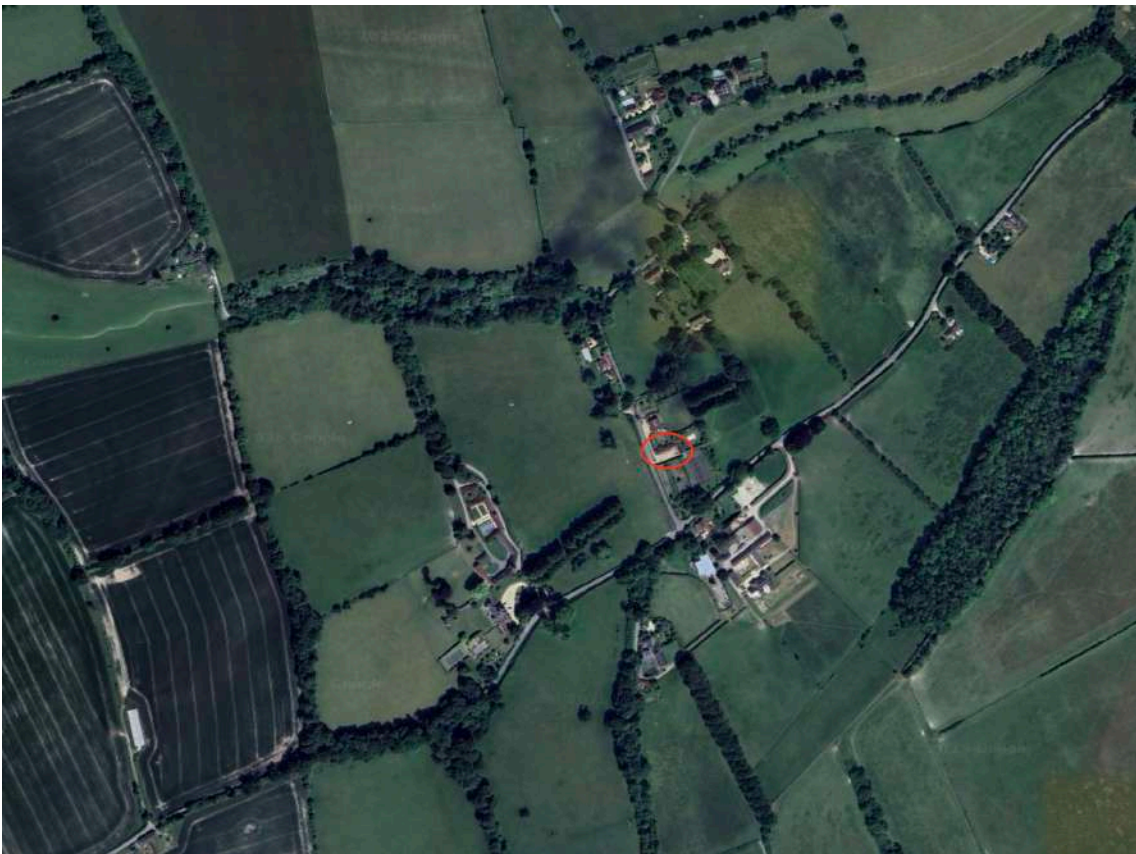


Figure 2: Site location within the wider landscape (Copyright Google Earth, November 2025)

3. LEGISLATION & POLICY

General Wildlife Legislation

- 3.1. Wildlife in the United Kingdom (UK) is protected through European and national legislation, supported by national and local policy and guidance. Development can contribute to conservation and enhancement goals outlined by these various legislation and policy by retaining and protecting the most valuable ecological features within a site and incorporating enhancements to provide biodiversity net gain.
- 3.2. This section provides a brief summary of the principle legalisation and policy that triggers the requirement for PRA and further ecological assessments in the UK. The presence of protected species within a site are a material consideration during the planning process. PRAs and any necessary further ecological assessments provide an ecological baseline for a site and evaluation of the potential impact of proposals.
- 3.3. It is the responsibility of those involved with development works to ensure that the relevant legislation is complied with at every stage of a project. Such legislation applies even in the absence of related planning conditions or projects outside the scope of the usual planning process (i.e. permitted development projects or projects requiring Listed Building Consent only).

Bat Legislation

- 3.4. In England and Wales, all bat species and their roosts are legally protected under the European *Habitats Directive (1992)*; the *Conservation of Habitats and Species Regulations (2017)*; the *Wildlife and Countryside Act (1981) (as amended)*; the *Countryside and Rights of Way Act, 2000*; and the *Natural Environment and Rural Communities Act (NERC, 2006)*.
- 3.5. Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, brown long-eared *Plecotus auritus*, soprano pipistrelle *Pipistrellus pygmaeus*, and noctule *Nyctalus noctula* bats are all species of principal importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.
- 3.6. You will be committing a criminal offence if you:
 - Deliberately capture, injure or kill a bat;
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; or
 - Intentionally or recklessly obstruct access to a bat roost.

- 3.7. The government's statutory conservation advisory organisation, Natural England, is responsible for administering European Protected Species (EPS) licences that permit activities that would otherwise lead to an offence.
- 3.8. A licence can be obtained if the following three tests have been met:
- Regulation 53(9)(a) - there is "no satisfactory alternative" to the derogation, and;
 - Regulation 53(9)(b) - the derogation "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range" and;
 - Regulation 53(2)(e) - the derogation is for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

National Planning Policy

- 3.9. The *National Planning Policy Framework (NPPF)* was updated in August 2026 and sets out the Government's planning policies for England. The 2026 NPPF replaced the previous December 2024 version and includes revised policies for conserving and enhancing the natural environment within Chapter 19.
- 3.10. Chapter 19, *Conserving and enhancing the natural environment*, seeks to influence the design and location of development to support nature recovery and wider environmental outcomes, while safeguarding important habitats, species and landscapes. The Framework places increased emphasis on green infrastructure, nature-based solutions and the use of Local Nature Recovery Strategies (LNRSs) to identify opportunities for nature recovery.
- **Policy N1 - Identifying environmental opportunities and safeguards** establishes the strategic approach to the natural environment through development plans. It identifies the importance of using relevant environmental evidence, including LNRSs, to safeguard important environmental assets and identify opportunities for the conservation, enhancement and recovery of habitats and species. It also promotes the creation and strengthening of ecological networks and the use of green infrastructure
 - **Policy N2 - Improving the natural environment** is particularly relevant to development proposals. It requires consideration of the landscape character and existing natural features of sites and expects development to contribute positively to the natural environment. Opportunities for nature improvement should be incorporated into development proposals, including through biodiversity net gain where relevant, actions identified through LNRSs, green infrastructure, nature-based solutions and features that support wildlife. The policy also includes requirements relating to the provision of swift bricks in relevant developments.

- **Policy N3 - Trees in new development** sets expectations for the integration of trees within new development and should be considered alongside the retention and protection of existing trees and other important vegetation.
- **Policy N6 - Areas of particular importance for biodiversity** sets out the approach to internationally, nationally and locally designated areas of importance for biodiversity and to irreplaceable habitats. It provides a clearer framework for considering the hierarchy of designated sites and strengthens the policy recognition of locally important sites for nature.

- 3.11. The NPPF continues to require significant harm to biodiversity to be avoided wherever possible, with mitigation and, as a last resort, compensation considered where impacts cannot otherwise be avoided. Development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 3.12. In considering the ecological effects of development, regard should therefore be had not only to the protection of designated sites, habitats and species, but also to the retention and enhancement of existing natural features, ecological connectivity, green infrastructure and opportunities for nature recovery. The relevant Local Nature Recovery Strategy should also be considered where available, particularly where it identifies priorities or opportunities applicable to the site and its surroundings.
- 3.13. Biodiversity net gain should be considered in accordance with the relevant statutory biodiversity gain requirements. The achievement of the statutory biodiversity net gain requirement does not, in itself, remove the need to consider the wider requirements of the NPPF relating to nature recovery, ecological networks, green infrastructure, nature-based solutions and enhancement of the natural environment.

Local Planning Policy

- 3.14. The local planning policy for the site is the Wiltshire Core Strategy (2015). In particular, Core Policy 50 (Biodiversity and Geodiversity) provides guidelines for the protection and enhancement of the natural environment and refers to the planning guidance for Special Areas of Conservation (SACs) in Wiltshire, designated for the presence of nationally important bat species.
- 3.15. Wiltshire County Council (WCC), Natural England (NE) and local experts and researchers have jointly prepared the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (2015). It is aimed at applicants, agents, consultants and planners involved in producing and assessing development proposals in the landscapes surrounding Wiltshire's most sensitive bat roosting sites, which are protected by European wildlife legislation and applies to all types of developments that are subject to planning control.
- 3.16. The guidance gives details on how to mitigate any potential impacts on Wiltshire Bat SACs and to ensure that any potential issues are identified as early in the planning process as

possible to prevent unnecessary delays to development projects. The guidance also outlines the ecological documents and plans, which should be submitted in support of planning applications, so as to ensure that the council has all the information required to undertake a reliable Habitats Regulations Assessment (HRA) should one be required.

- 3.17. In addition to policies relating to bat SACs, the Wiltshire Core Strategy (2015) includes Core Policy 51 (Landscape), which provides guidance for protecting, conserving and where possible, enhancing landscape character, including locally distinctive patterns and species composition of natural features (such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies). Core Policy 69 (Protection of the River Avon SAC) provides guidelines for the incorporation of measures during construction and operations to avoid and prevent pollution and to minimise disturbance effects.

Wiltshire Biodiversity Action Plan

- 3.18. The Wiltshire Biodiversity Action Plan was published in 2002 and reviewed in 2008 by the Wiltshire Wildlife Trust and over 40 delivery partners who make up the Wiltshire Biodiversity Action Plan Partnership. It includes habitat action plans for 11 of the most significant of the UK Priority Habitats in Wiltshire, which include woodland, wood-pasture, parkland and ancient trees, hedgerows, calcareous grassland, neutral grassland, traditional orchards, farmland habitats, built environment, standing open water and rivers, streams and associated habitats. In addition, a bat species action plan has also been included, covering all bat species found in Wiltshire, while other priority species have been included under the appropriate habitat action plans.
- 3.19. The Wiltshire Biodiversity Action Plan species list includes species that have national priority and also species having local importance in Wiltshire, including county notables. A total of 260 species have been included on the Wiltshire Biodiversity Action Plan species list.
- 3.20. The Wiltshire Biodiversity Action Plan aims to achieve the following:
- Enable prioritisation and define actions for priority habitats and species in Wiltshire;
 - Create a plan of action that can be delivered through a partnership of statutory, private and third sector organisations;
 - Provide a baseline of current knowledge and a tool to help monitor key habitats and species; and
 - To link objectives, targets and actions to report nationally and enable conservation work carried out in Wiltshire to contribute to national targets and reporting.
- 3.21. In 2012, a landscape scale framework for conservation in Wiltshire was developed, identifying 11 Landscape Biodiversity Areas across Wiltshire and Swindon, made up of a number of priority habitats, designated sites and other areas of conservation significance. This aims to encourage landscape scale planning for species and habitat conservation across Wiltshire.

4. METHODOLOGY

Desk Study

- 4.1. A desk study was undertaken for designated sites and bat species and habitat records within 2km of the site:
- The MagicMap website was reviewed, to obtain information on any designated sites of nature conservation interest within 2km of the site and details of any EPS licences issued within 2km;
 - The Wiltshire Planning Portal was searched for past and pending planning applications that may have associated ecological documents detailing results of bat surveys;
 - A data search was requested from Wiltshire and Swindon Environmental Records Centre (WSERC) for bats within 2km; and
 - Google Maps and Ordnance Survey (OS) Leisure Maps was utilised to view aerial photographs and maps to assess the ecological context of the site within the wider landscape.
- 4.2. Natural England has developed a tool to help assess the potential risks to SSSIs by proposed developments. These are known as 'Impact Risk Zones' (IRZs) and they define the area around a SSSI that could be sensitive to development, considering the particular sensitivities of the feature for which the site is designated.
- 4.3. The IRZs help inform whether a development proposal may affect a SSSI and if so, whether it is necessary for the Local Planning Authority (LPA) to seek pre-application advice from Natural England. Information on the IRZs was determined from the MAGIC website to determine if the LPA is required to seek consultation for the current development.

Building Inspection

- 4.4. Senior Ecologist Jessie Forster BSc (Hons)² conducted a building inspection at the site at Alvediston Manor on 15th October 2025. The weather conditions at the time of the survey were dry and cloudy and approximately 12°C. An update inspection was carried out by Principal Ecologist Mike Cummings MCIEEM³ on 25th June 2026. The following methodology was followed:

External Survey

- 4.5. An investigation was carried out of external features with potential for use by roosting bats, such as gaps under roof and ridge tiles, gaps at soffit boxes or fascias. A search for bat droppings was made beneath each potential entry/exit point identified where accessible. The surveyor used binoculars and powerful, low-heat LED torch.

² Bat Licence no: 2022-10799-CL17-BAT

³ Bat Licence no: 2025-86044-CL18-BAT

Internal Survey

- 4.6. An investigation was carried out of the roof void (including the floor and walls) for signs of bats roosting and the access potential into the roof void for bats. The surveyor looked for bats, bat droppings, likely access points, signs of feeding, dead bats, scratch marks and staining, and made a suitability assessment of the structure of the roof.

Potential to Support Roosting Bats

- 4.7. Each building was assessed for its potential to support roosting bats as detailed in **Table 1** below which is taken from the Bat Conservation Trust 2023 guidelines Table 4.1, Table 7.1 and Table 7.2.

Table 1: Roost classification from the Bat Conservation Trust (2023) guidelines.

Category	Description of roosting habitat	Number of surveys required
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No further surveys
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No further surveys
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis by large numbers of bats.	Single survey between May to August
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.	Two surveys with at least one survey between May to August.
High / Confirmed	A structure with one or more potential roost sites that are obviously suitable for use by a larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.	Three surveys with at least two surveys between May to August.

Emergence Surveys

- 4.8. Four dusk emergence surveys were conducted during the 2026 survey season. Surveys were undertaken in line with BCT Good Practice Guidelines (2023), with any limitations outlined below.
- 4.9. Surveyors were positioned strategically around the building(s) in order to provide adequate coverage of all elevations. Surveyors focused on any features identified during the Preliminary Roost Assessment (PRA) as having potential to be used as bat access points. The location of the surveyors and building numbers and names are shown on **Figure 3, Bat Survey Results**.
- 4.10. Dusk surveys began 15 minutes prior to sunset and lasted at least 1.5 hours after sunset. Surveyors recorded bat activity using hand-held Echometer Touch detectors connected to

Android or iPhone devices. Analysis of recordings was undertaken after the surveys to confirm species identification. Observations recorded during surveys included bat access points, bat species, time, and type of activity (e.g. emergence, re-entry, commuting, foraging, etc.). Incidental records of bats within the vicinity of the building (but not necessarily roosting) were also recorded.

- 4.11. Surveyors used night vision aids (NVA) to aid in their visibility during each survey. Equipment used consisted of Nightfox Whisker night vision binoculars/Canon AX20 video camera/Black Sun 2 B502 infra-red illuminator/ Nightfox Arc infra-red floodlight/ PixFra Thermal Camera Model: PF1-A613, and these were used to film bat activity for the duration of the survey at a fixed position, see **Appendix X**.
- 4.12. All recorded video footage was reviewed in full following the survey to identify any bat activity captured and any significant activity patterns and access points were identified and recorded.
- 4.13. A summary of the surveyors, survey dates and weather conditions are provided in **Table 2**.

Table 2: Emergence and re-entry survey dates and weather conditions

Date	Survey type	Sunset/sunrise time	Start weather conditions	End weather conditions	Surveyors
12/05/26	Dusk	20:47	Rain: 0 Wind: 0 Cloud cover: 1 Temperature: 10°C	Rain: 0 Wind: 0 Cloud cover: 0 Temperature: 8°C	Lila Chillingworth Mikey McCartney Ella Ralph
03/06/26	Dusk	21:16	Rain: 0 Wind: 6 Cloud cover: 6 Temperature: 13°C	Rain: 3 Wind: 4 Cloud cover: 8 Temperature: 13°C	Jess Marshall Lila Chillingworth Mikey MacCartney Faye Sheriff
02/07/26	Dusk	21:26	Rain: 0 Wind: 1 Cloud cover: 1 Temperature: 17°C	Rain: 0 Wind: 0 Cloud cover: 0 Temperature: 17°C	Mike Cummings 2025-86044-CL18-BAT Jessie Forster 2022-10799-CL17-BAT Faye Sheriff Lila Chillingworth
05/08/26	Dusk	20:48	Rain: 0 Wind: 1 Cloud cover: 2 Temperature: 17°C	Rain: 0 Wind: 0 Cloud cover: 0 Temperature: 15°C	Mike Cummings 2025-86044-CL18-BAT Faye Sheriff Lila Chillingworth
Rain: a scale of 0 to 5 (e.g 0 (dry) - 5 (very heavy rain), Wind: a Beaufort scale of 0 to 12. (e.g 0 (calm) - 6 (strong breeze) - 12 (hurricane)) Cloud cover: an Okta scale of 0 to 8 (e.g 0 (no cloud) - 4 (half visible sky) - 8 (no visible sky))					

Static detector deployment

- 4.14. Wildlife Acoustics Songmeter Mini Bat 2 static detectors were deployed in Void A and in Void C of the building for seven nights from 25th June 2026 - 2nd July 2026. The data

recorded was analysed using Kaleidoscope Pro to provide additional information about species and level of activity within the loft voids.

Evaluating Bat Roosts

- 4.15. The importance of bat roosts and other features used by bats was assessed with reference to *UK Bat Mitigation Guidelines* (Reason & Wray, 2025), alongside the current *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023) and relevant CIEEM Ecological Impact Assessment guidance.
- 4.16. The assessment of roost importance follows Table 3.2 of the *UK Bat Mitigation Guidelines* (see **Table 3**), which provides a framework for assessing the geographical importance of different roost types according to the conservation status and distribution of the species concerned. The assessment considers the type and use of the roost, the number of bats present relative to typical roost sizes for the species, local distribution, assemblage considerations and other relevant ecological factors.
- 4.17. The categories provided in **Table 3** below represent a starting point for assessment rather than fixed values. Professional judgement is therefore applied, supported by the available survey evidence and knowledge of the species and site. Modifying factors may increase the importance indicated by the table and, in some circumstances, the importance of the wider roost resource rather than an individual roost feature will be considered. Particular consideration is given to:
- The conservation status and geographical distribution of the species;
 - The type and function of the roost, including day roosts, night roosts, maternity roosts, hibernation sites, mating/swarming sites and transitional roosts;
 - The number of bats using the roost relative to typical roost sizes for the species;
 - The local distribution of the species and roost type;
 - Whether the site forms part of a wider network of roosts or a wider roost resource;
 - Whether the species is at or near the edge of its geographical range;
 - The presence of multiple species or roost types within the same feature;
 - The frequency and regularity of use; and
 - Limitations, uncertainty and confidence in the survey evidence.
- 4.18. For tree-roosting species that regularly use multiple trees, the importance of the wider roost resource may be considered rather than assigning importance solely to individual confirmed roost trees. This is particularly relevant where bats are known or likely to move between several potential roost features.

- 4.19. Where a feature supports more than one roost type or species, the feature will generally be assessed according to the highest-value component, with a higher overall value potentially appropriate where rarer species or substantial multi-species assemblages are present.

Table 3: Assessment of bat roost importance

Conservation status / distribution	Individual or very small occasional, transitional or opportunistic roosts	Non-breeding day roosts	Mating sites / larger transitional roosts / small numbers of hibernating bats	Hibernation sites	Autumn swarming sites	Maternity sites
Widespread all geographies	Site	Site	Site	Site / Local	District / County	Generally District or below unless colonies are atypically large; importance may increase for assemblages
Widespread in many geographies, but not as abundant in all	Site	Site	Site, subject to local distribution	District	District / County, dependent on size and local distribution	Generally County or below unless colonies are atypically large; importance may increase for assemblages
Rarer or restricted distribution	Site; very well-used night roosts may be of District importance for some species	Site / Local / District, dependent on local distribution	Site / Local / District, dependent on local distribution	District	County / Regional, dependent on size and local distribution; higher values may apply to assemblages	County / Regional, dependent on size and local distribution; higher values may apply to assemblages
Rarest Annex II species and very rare species	Site; very well-used night roosts may be of District importance for some species	Site / Local / District, dependent on local distribution	Site / Local / District, dependent on local distribution	District	County / Regional, dependent on size and local distribution; higher values may apply to assemblages	County / Regional, dependent on size and local distribution; higher values may apply to assemblages

This table provides a starting point for assessment. The final importance assigned to a roost will be determined using professional ecological judgement and the available evidence. Modifying factors may increase the importance indicated by the table.

- 4.20. Sites within, or functionally linked to, a Special Area of Conservation (SAC) may be of International importance where they support qualifying species. Sites meeting the relevant criteria for a Site of Special Scientific Interest (SSSI) are of National importance. The relationship between an individual roost, the wider population and any designated site should be considered on a case-by-case basis.
- 4.21. The valuation of a roost should not be confused with its legal status. Inclusion within the roost-importance framework does not, in itself, determine whether a feature constitutes a legally protected breeding or resting place or whether works require a bat mitigation licence. Licensing requirements should be assessed separately in relation to the proposed impacts, the legal status of the feature and the applicable licensing regime.

Limitations

- 4.22. Ecological surveys are limited by factors that affect the presence of plants and animals such as the time of the year, weather, migration patterns. The initial building inspection was

undertaken in October, and emergence surveys were undertaken in May - July 2026 and therefore represent a valid sample of ecological evidence present on that date/season.

- 4.23. Ecological data is typically deemed valid for 18 months. This report remains valid for 2 years from the date of the survey, however, a walkover survey after 18 months may be required to demonstrate whether or not the habitats have remained as described.
- 4.24. Many species of bat in the UK are crevice-dwelling, and bats or signs of bats can be difficult to find within a building. In addition, there may be areas that are inaccessible to the surveyor, for instance part of the eastern aspect of the building was visually obscured by closely situated hedgerow, and Void B was inaccessible.
- 4.25. It is noted that some UK bat species are easier to detect than others; for example the noctule can be detected at a significantly greater distance when compared to the quieter brown long-eared. This can result in the undercounting of some bat species when compared to others.
- 4.26. The surveys were undertaken in accordance with the best practice guidelines within the peak bat activity period (May to September inclusive). The results are therefore considered to be an accurate representation of the general use of the building(s) by roosting bats.
- 4.27. Nevertheless, bats may use roosting features intermittently throughout the year and may be present in larger or smaller numbers depending on their breeding cycle, weather conditions and in response to disturbance. Bats may be present at other times of the year and the results in this report should therefore be viewed in the context intended.
- 4.28. During the first building inspection, it was noted that Void A had been swept recently, removing much of the droppings evidence, however, the sample taken from the remaining droppings did identify several species. The subsequent inspection during the survey season found fresh droppings within the loft void,
- 4.29. The second survey on 3rd June 2026 was stopped 45 minutes after sunset, due to unexpected rain and wind. This weather was worse than predicted, and therefore the full survey time was not completed. No bats were recorded on this survey, however, the data recorded on the remaining three surveys, combined with the static data, droppings and DNA evidence collected is considered sufficient to make a full assessment of the roosts present.
- 4.30. No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological importance has been made.

5. SURVEY RESULTS

Desk Study

- 5.1. There were three statutory designated sites within 2km of the application site. These are the Prescombe Down SAC, SSSI, and NNR, the Pincombe Down SSSI, and the Bowerchalke SSSI. A wider search of 5km for internationally important sites found no results. These are detailed in **Table 4**.

Table 4: Statutory designated sites within 5km of the site at Alvediston Manor.

Designated sites	Name and designation type	Reason for designation	Approximate distance from site
Within Site Boundaries	The site falls within the boundaries of the Cranborne Chase & West Wiltshire Downs AONB, which is designated due to its diverse landscape offering areas of chalk grassland, ancient woodlands, chalk escarpments, downland hillsides and chalk river valleys. Supports international nature conservation designations including 5 SACs, 3 NNRs, and 57 SSSIs.		
Within 2 km of the site	Prescombe Down SAC/SSSI/NNR	Annex I habitats: - Semi-natural dry grassland and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) *important orchid sites Annex II species: - Early gentian <i>Gentianella anglica</i> - Marsh fritillary butterfly <i>Euphydryas aurinia</i> Other rare species include the grizzled skipper <i>Pyrgus malvae</i> butterfly and skylark <i>Alauda arvensis</i> .	1.78km north-east.
	Pincombe Down SSSI	Area of chalk grassland which is floristically diverse, supporting a number of uncommon plants. Mixture of grassland and scrub provides favourable conditions for a variety of fauna, including birds and butterflies.	1.48km south-west.
	Bowerchalke Downs SSSI	This site is an extensive area of floristically rich chalk grassland. Present on the site are plant and animal species with a nationally restricted distribution. These include butterflies and birds.	1.34km south-east.
International designations within 5 km of the site	No further SACs, Ramsar Sites, or SPAs.		

- 5.2. The site falls within the Impact Risk Zones for the above sites, and is located within the River Avon, River Test and River Lambourne catchment areas.
- 5.3. The site is located approximately 7.3 km south of Chilmark Quarries SAC which is designated primarily for the Annex II bat species Barbastelle, Greater Horseshoe and Bechsteins bat, with Lesser Horseshoe as a qualifying feature. However, this falls outside of the 6km consultation zone for this SAC.
- 5.4. There are no records of EPS licences for bats within 2km of the site.
- 5.5. The DERC data search returned many records of bats (not roosts) recorded on surveys and transects within 2km of the site. These included numerous records for barbastelle, serotine, Myotis sp., natterers, Leisler's, noctule, common pipistrelle, soprano pipistrelle,

and *Plecotus* sp., with smaller numbers of Daubenton's, whiskered and greater and lesser horseshoe.

- 5.6. Roosts recorded included several serotine roosts, a common pipistrelle maternity roost, several day roosts, and several *Plecotus* sp. roosts and brown long-eared roosts within 2km of the site.
- 5.7. A search of the Wilshire Council Planning Portal found no results for nearby and recent planning applications supported with an ecological report.
- 5.8. There are seven areas of priority deciduous woodland site 1km from the application site. The closest is an unnamed patch 190m north-west. This area of woodland is also registered on the National Forest Inventory (Woodland - Broadleaved). Further priority habitats within 1km of the site comprise a chalk river (River Ebble) 200m north, lowland meadows, and lowland calcareous grassland. Additionally, there are no areas of ancient woodland within 1 km of the application site.

Building Inspection

External Assessment

- 5.9. The building was brick-built with a traditional clay tile roof, with half-hips at the ends of the roof. There were numerous lifted tiles all over the roof, with occasional possible gaps at the ridge, and lifted lead around the vents. These features provide high crevice roosting potential and potential access into the loft voids in places.
- 5.10. At the northeast corner end, to be extended, the tiles were mossy, with some potential crevice access gaps at the corner and corners of the eaves.
- 5.11. An active swallow nest was observed within the covered corridor leading between the two sections of the building during the update inspection in June 2026.

Internal Assessment

- 5.12. There were three voids within the stable building.

Void A

- 5.13. Above the eastern section of the stables was a large void, measuring 16m (L) x 6m (W) x 2.5m (H), of traditional cut roof construction, lined with bitumen felt, with vents at the ridge. The void was uncluttered, providing a large, clear flight space. The floor had been kept well swept; however, low numbers of bat droppings were still noted, scattered in places and stuck to the rafters and to the hay loft door. These were confirmed to be common pipistrelle *Pipistrellus pipistrellus*, brown long-eared *Plecotus auritus*, grey long-eared *Plecotus austriacus*, and serotine *Eptesicus serotinus* through DNA analysis. There was evidence of small amounts of staining at the rafters at each hip apex, indicative of regular use by roosting bats. Possible access points included the vents, over the wall plate and above hayloft door.

- 5.14. The update inspection in June 2026 found 100s of fresh droppings within this loft void, in piles, scattered throughout the central section and concentrated around the northern end wall. A new sample was taken of fresh droppings only, and DNA analysis found brown long-eared and common pipistrelle.

Void B

- 5.15. There was a sealed void above the storage spaces in the central section of the stable building, which was not possible to access. This section of the building had a slightly vaulted ceiling, above which was an enclosed void space. There were vent shafts running through from the ridge, and gaps in the hardboard ceiling in places, which could potentially allow access. A bird nest was noted in one of the vent spaces.
- 5.16. During the update inspection, a small panel was opened at the eastern end of this void to look through. The void was estimated to be 1.2m (H) x 2m (W), and from the access hatch, only a few singular bat droppings were visible in this section.

Void C

- 5.17. This was above the groundskeepers' workshop in the western section of the building. This void measured approximately 13m (L) x 5m (W) x 4.5m (H) and was of traditional cut roof construction with trusses also present beneath, providing a more cluttered but still extensive flight space. It was lined with bitumen felt in good condition, and two small windows let some light in. An old dovecot was also present, which was closed off with a door. There was a small pile of older long-eared droppings at the eastern end.
- 5.18. The update inspection found numerous fresher droppings both scattered throughout the void and concentrated at the northern end, which DNA analysis found to be common pipistrelle and brown long-eared.

Ground floor

- 5.19. The ground floor areas are separated into multiple smaller rooms used for storage. No evidence of bats was found in these areas; however, potential access was available to some rooms through the open windows, and potential access to Void B through gaps in the vaulted ceiling panels.

Building Inspection Photographs



Image 1: Southern elevation of the building



Image 2: Northern elevation



Image 3: Northern elevation of the area to be impacted by the proposals



Image 4: Void A, looking towards hayloft door at southern end



Image 5: Droppings in void A on update inspection June 2026



Image 6: 12 brown long-eared bats in Void A 4/8/26



Image 7: Woodstore at southern end beneath Void A



Image 8: Hedgerow to the east of B1, creating a dark corridor around the access point



Image 9: Void B - only viewed through a small panel



Image 10: Void C - low numbers of old droppings



Image 11: Example of lifted tiles, gaps around the lead flashing around the vents at the ridge.



Image 12: Eaves access at the northeastern corner

Emergence / Re-Entry Survey Results

- 5.20. *Survey 1 - 12/05/2026*: No emergences were recorded. There was moderate common pipistrelle activity around the building, with pipistrelles commuting to the site along the road and foraging in the courtyard and garden, using the pond. High levels of long-eared activity were recorded around the building in the latter part of the survey. Soprano pipistrelle, serotine, noctule and lesser horseshoe were also recorded on site.

Table 5: 12/05/2026 - Dusk emergence survey.

Timing	Species	Roost type	No. of bats	Structure	Location on structure	Roost description
Start: 20:32 Sunset: 20:47 End: 22:17	No emergences recorded					
Observations: Common Pipistrelle commuting and foraging on site from road, foraging in garden and using pond. Occasional soprano pipistrelle. Long-eared activity (autoID consistently as grey) from 21:52 until end of survey. Single passes of lesser horseshoe, noctule and serotine.						

- 5.21. *Survey 2 - 03/06/2026*: No bats were recorded, however, there was unexpected rain and wind, which was more severe than predicted, which likely impacted the behaviour of bats that evening. The survey was stopped due to rain at 45 minutes after sunset.

Table 6: 03/06/26 - Dusk emergence survey.

Timing	Species	Roost type	No. of bats	Structure	Location on structure	Roost description
Start: 21:01 Sunset: 21:16 End: 22:00	No emergences - Survey incomplete due to weather conditions					
Observations: No bats were recorded on this survey, however there was more wind and rain than expected.						

- 5.22. *Survey 3 - 02/07/26*: A long-eared bat (likely brown long-eared due to internal droppings evidence) was recorded emerging from the eaves at the northeast corner of the building, from Void A. A peak count of four long-eared bats were observed flying in and out of this access point and foraging nearby, flying through the small gap between the building and the hedgerow, along this dark corridor and around the area to the south of the building. High levels of long-eared activity were observed around the building, and individuals were also seen entering the open woodstore at the southern end of the building and passing through the garden to the north and the courtyard to the southwest.
- 5.23. Three common pipistrelles were observed emerging from the building, from lifted tiles. Reference C was at the end of the hip ridge and may be an access point into the loft void. There were high levels of activity from this species, with further individuals commuting onto the site along the road, flying around the building and foraging in the garden to the north of

the building. Pipistrelles were observed drinking from the pond, which appears to be an important water resource.

- 5.24. Myotis species, including small myotis and natterer's, were recorded flying along the dark corridor to the east of the building and within the garden to the north. Occasional noctule and soprano pipistrelle calls were recorded, and a serotine pass later in the survey.

Table 7: 02/07/26 - Dusk emergence survey.

Timing	Species	Roost type	No. of bats	Structure	Location on structure	Roost description	Map ref
Start: 21:11 Sunset: 21:26 End: 23:06	Long-eared sp.	Small maternity	4	B1	Void A	Access point at eaves at NE corner, roost is internal void	A
	Common pipistrelle	Day	1	B1	Northern elevation	Lifted tile near ridge	B
	Common pipistrelle	Day	1	B1	Western elevation, towards southern end	Exact location not seen, likely lifted tile	C
	Common pipistrelle	Day	1	B1	Eastern elevation	Lifted tile	D
Observations: Long-eared emergence from eaves on NE corner at 22:08, with high levels of activity, multiple bats entering and leaving the roost at this access point. Peak count four bats seen by surveyors. Three common pipistrelle emergences from lifted tiles, on eastern section of building, and high levels of pipistrelle activity, foraging in garden and drinking from pond. A clear call was not recorded for the bat emerging from ref C, however, was assessed as common pipistrelle due to emergence time and size. Myotis passes, serotine, noctule and soprano pipistrelle also heard.							

- 5.25. *Survey 4 - 04/08/26:* An additional survey was completed for the eastern section of the building containing Void A, to provide further data due to the high levels of long-eared activity recorded on the third survey, to inform characterisation of the roost. 12 brown long-eared bats were observed in Void A before the survey, with both juveniles and adults present.
- 5.26. Multiple long-eared bats were observed emerging from and re-entering the access point identified at the eaves at the northeast corner of the building, with commuting and foraging activity around the ornamental hedgerow to the east of the building, back and forth to the pond in the garden to the northwest, both of which are important features for bats using the site. Long-eared bats were also noted flying into the open woodstore at the southern end of the building, used as a night roost.

- 5.27. Consistent foraging by common pipistrelles around the building and garden was also recorded, along with occasional soprano pipistrelle calls and occasional passes by *Myotis* sp. later in the survey.

Table 8: 04/08/26 - Dusk emergence survey.

Timing	Species	Roost type	No. of bats	Structure	Location on structure	Roost description	Map ref
Start: 20:33 Sunset: 20:48 End: 22:18	Brown long-eared	Maternity	12	B1	Void A	Access point at eaves at NE corner, roost is internal void, adults and juveniles seen within roost	A
	Long-eared sp.	Night	3	B1	Woodstore	Open door gives fly-in access to the end room of the building	
Observations: 12 brown long-eared bats seen within loft void before survey. Multiple emergences and re-entries were seen at the eaves access point at the NE corner. No common pipistrelles were observed emerging from the building, but							

- 5.28. See **Figure 3** for emergence locations and reference images.

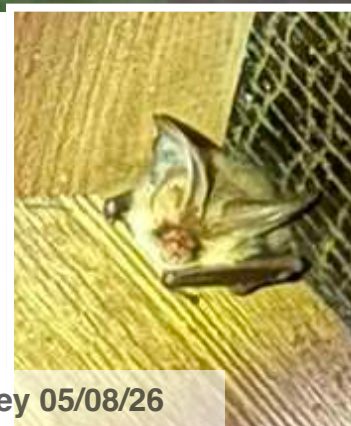
Static Detector Survey Results

Void A

- 5.29. The static detector placed on Void A recorded high levels of long-eared activity for the majority of the survey period. Common pipistrelle were also recorded fairly frequently throughout the survey period, but not as frequently as long-eared, with the majority of calls recorded being long-eared social calls.
- 5.30. Far fewer calls were recorded on the nights of 25th/26th and 26/27th June, potentially due to the exceptionally high temperatures. Higher numbers of calls were recorded over the following nights, as temperatures cooled.
- 5.31. The long-eared calls show evidence of distortion, which is expected from calls within a loft void. There were also very high levels of social calls present, and evidence of multiple bats calling at once. The level of use is indicative of multiple bats within the void at one time. This is consistent with the level of fresh droppings present within the void.
- 5.32. These long-eared calls start between 55 minutes - 1 hour 50 mins after sunset, with the exception of the night of 26th/27th June, during which no long-eared calls were recorded. They generally continue until between 2 hours - 40 mins before sunrise, with a large variation on different nights.
- 5.33. Common pipistrelle calls were recorded between around sunset, occasionally throughout the night, and up to sunrise each night, with first calls slightly later and last calls slightly earlier on some nights. Occasional soprano pipistrelle calls were also recorded.

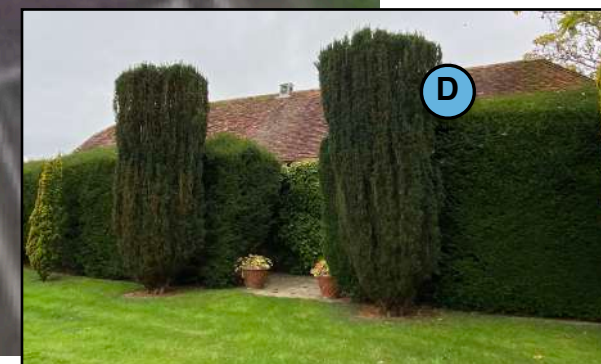
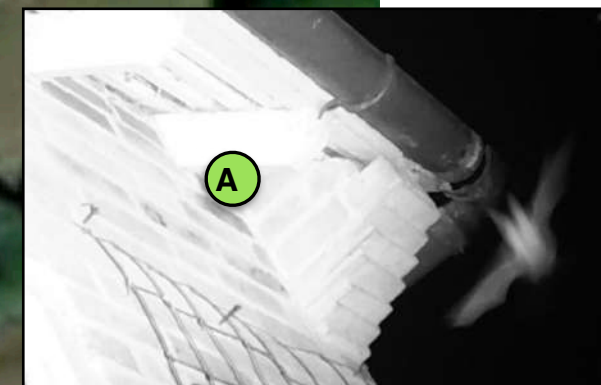
Void C

5.34. No calls were recorded on the detector within Void C for the duration of the deployment.



12 long-eared bats seen within Void A before survey 05/08/26

	Feature	Species	Date Observed
Void A	Loft void	Long-eared sp.	05/08/26
A	Eaves access to void	Long-eared sp.	02/07/26, 05/08/26
B	Ridge tile	Common Pipistrelle	02/07/26
C	Lifted tile at hip	No call recorded	02/07/26
D	Lifted tile	Common pipistrelle	02/07/26



*NOTE Areas are indicative and are not shown to exact scale.



Building surveyed



Surveyor Location



Emergence/Re-entry Location
(coloured by species)



Bat Flight Path (coloured by species)



Area of Continuous Bat Activity
(coloured by species)



Bat droppings/ bats found within loft
void (coloured by species)

Bat Species



Common Pipistrelle



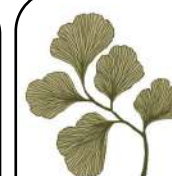
Grey Long-eared



Brown Long-eared



Serotine



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Project: Alvediston Manor

Figure 3: Emergence
Survey Results

Date: August 2026

6. IMPACT ASSESSMENT

Designated Sites

- 6.1. There are three statutory designated sites within 2km of the application site, and the site lies within the Impact Risk Zone for these designated sites, including within the catchment of a European habitat site vulnerable to nutrient impacts. The site location is listed within the catchment areas for the River Avon, River Test and River Lambourne.
- 6.2. Within this location, any proposals with an increase in units have the potential to cause nutrient impacts. The development will therefore be required by the LPA to demonstrate nutrient neutrality with appropriate mitigation.

Evaluation of Bat Roosts on Site

- 6.3. The stables outbuilding at Alvediston Manor is confirmed to support a maternity roost for brown long-eared bat, with day roosts for grey long-eared and common pipistrelle, and occasional roost for serotine, and a night roost for long-eared bats. Peak counts of twelve long-eared bats, and four common pipistrelle were recorded during the surveys.
- 6.4. The importance of the roost was assessed with reference to the *UK Bat Mitigation Guidelines* (Reason & Wray, 2025), taking account of the species' conservation status and distribution, roost type and function, number of bats present, local distribution, frequency and regularity of use, the size of the roost relative to typical roost sizes for the species, and any wider roost resource or assemblage considerations.
- 6.5. The assessment of roost importance is summarised in **Table 9**. The category represents the ecological importance of the roost and does not, in itself, determine whether the feature constitutes a legally protected resting or breeding place or whether a bat mitigation licence is required.

Table 9: Value of bat roosts at Alvediston Manor Stables

Species	Rarity	Roost Type	Roost Importance
Brown long-eared	Common	Maternity	County
Grey long-eared	Rarest	Day	County
Common pipistrelle	Common	Day	Local
Serotine	Rare	Occasional	Local

Roost Impact Assessment

- 6.6. The proposed plans at B1 comprise the conversion of the ground floor for residential use, with an extension to the northern elevation, impacting Void A. Parts of the ceiling will be raised to accommodate the living space, resulting in the loss of Void B and part of Void A, part of Void C will also be lost as it will be converted into a second floor. The roof will be

removed and replaced, additional entryways and windows will be installed, and the skylight will be moved in Void C.

- 6.7. Removal of the hedgerow around the access point, and increased light levels and disturbance from doorways and windows may cause bats to avoid the roost.
- 6.8. Potential impacts to bats at B1 therefore include damage (via modification) and/or destruction (via removal of access) of a roosting site, with potential for disturbance, injury or killing of bats in their roosts during works.
- 6.9. In the absence of mitigation, the works would therefore result in an offence under the *Conservation of Habitats and Species Regulations (2017)*.

Mitigation

- 6.10. The following mitigation strategy provides details of the mitigation measures to minimise the risk of killing or injury of individual bats during the works process. The compensation strategy demonstrates that compensatory roosts will be provided to retain and replace the roosting opportunities present at the existing building, which will be modified or lost.
- 6.11. In line with the Bat Mitigation Guidelines (Reason and Wray, 2025), the roosts are of **County** importance due to the value of the roosts present and the species assemblage on site. Therefore, the mitigation and compensation must be “like for like (as close as possible or better), do not leave bats without a roost” and an appropriate licence is required. Due to the roosts and species present, a full EPS mitigation licence will be required.
- 6.12. *EPS Mitigation Licence:* A licence application can be submitted following planning approval by the Local Planning Authority (LPA) and a licence must be granted prior to any works commencing on site with potential to impact bats or their roosts. Licences will be issued by Natural England if the three licensing tests detailed in Section 3 are met. Whilst Natural England aim to provide licensing decisions within 30 working days, current processing times have ranged between 30 and 60 working days.
- 6.13. Please note that such licences will only be granted where it can be shown that there will be no detriment to the species of bat concerned, and therefore suitable mitigation measures are required. In order to ensure that the ‘Favourable Conservation Test’ can be met, a mitigation statement will need to be submitted as part of the licence application. This includes measures to minimise the risk of killing or injury of bats during the proposed works and to ensure that there is long term provision of roosting opportunities on site. Input from a licensed consultant will be required during licensable activities at the site (such as the removal of features with potential for roosting bats).
- 6.14. *Timing of Works:* As a maternity roost is present at the site, works will be required to avoid the main maternity season (June to August inclusive). Works should also avoid the winter hibernation season (November to February inclusive). Therefore, the recommended timings for works are between March - April (inclusive) and September - October (inclusive).

- 6.15. *Toolbox Talk:* Before commencing any work on site, all contractors will be inducted by a licensed bat ecologist or accredited agent in a tool box talk, to ensure they are aware of the risks to wildlife on site, particularly the presence of bat roosts, their legal protection and of working practices to avoid harming bats and other species in order to ensure working practices on site follow legal requirements.
- 6.16. *Ecological Supervision:* Immediately prior to any works on site, the buildings must be subject to an internal and external survey by a suitably qualified and licensed bat ecologist to ensure as far as possible that no bats are present. In addition, hand removal / soft strip of internal features suitable for use by bats must be done very cautiously and under supervision by a bat licensed ecologist.
- 6.17. *Bat Boxes:* To provide a compensatory roosting and safe release site for bats during destructive works, at least one bat box will be installed prior to works commencing on site, comprising 4x boxes suitable for the species present, such as Greenwoods small hollow, and Schwegler 2FN (or similar). These boxes will remain on site in perpetuity. The locations will be determined by a licensed bat ecologist to ensure the likelihood of repeated use is increased. The bat boxes will be installed at a height of at least 4 m, preferably on a southern un-cluttered aspect with good connectivity to linear features such as other mature trees and hedgerows.
- 6.18. *Roofing Membrane:* It is recommended that type 1F bitumen roofing membrane is used on any part of the building which is accessible by bats, particularly within the maternity roost loft void.
- 6.19. Standard breathable roofing membrane will not be permitted as it presents a lethal entanglement hazard to bats. **If breathable membrane cannot be avoided in some areas, you must provide a certificate that proves the roofing membrane has passed a 'snagging propensity test' if you're using a non-bitumen coated roofing membrane.**
- 6.20. A snagging propensity test checks that the membrane can stand the repeated snagging actions of roosting bats. To pass, a membrane must show no change in the average number of loops per cm² as rotations are increased from 0 to 1000. At the time of writing, suitable products that conform to these standards include SIGA Majcoat 350, SIGA Majcoat 200 and EXOPERM Duro 300 membrane
- 6.21. You do not need a certificate for bitumen 1F felt that has a non-woven, short fibre construction.
- 6.22. *Timber Treatment:* Any use of timber-treatment or pest control treatment must be selected from the approved lists for safe use in or near bat roosts which can be provided on request.
- 6.23. *Lighting:* Any new external lighting, and the internal lighting must be directed to avoid light spillage onto roost access points, potential roost features and surrounding vegetation, particularly linear habitat features such as hedgerow or potential roosting sites within trees

and buildings. Bats are sensitive to light and could potentially avoid the area if access points or the surrounding areas become lit.

- 6.24. Appropriate lighting options will prevent a negative impact on bats potentially using the habitats on site and should be approved by a suitably qualified and licensed bat ecologist. Lighting plans must follow the guidance provided in Guidance Note 8 Bats and Artificial Lighting (BCT and ILP, 2023) and must be approved and signed off by a licensed bat ecologist prior to submission, to ensure the scheme is suitable for bats.
- 6.25. See **Appendix 3** for further summary information on designing lighting to minimise impacts on bats, and Guidance Note 8 referenced above for further details.
- 6.26. *Habitats*: The proposals include the removal of a portion of the ornamental hedgerow between the swimming pool and the eastern elevation of the building. This will create a more open area around the main access point for the roost, with associated higher levels of access by people due to the additional entrances proposed on the eastern elevation. To mitigate this, portions of the existing hedgerow around the roost access point and along the eastern elevation will be retained, along with additional planting as required to provide connectivity to surrounding habitat. This area must be kept dark, with no external lighting, and internal lighting designed not to create light spill outside.
- 6.27. If any further landscaping is proposed, a wildlife friendly landscaping scheme is recommended to enhance the site for bats and other wildlife.

Compensation

- 6.28. Part of Void A, measuring approximately 9m (L) x 6m (W) x 2.5m (H), will be reinstated at the existing internal height to retain the brown long-eared maternity roost within the same location. This will also retain the grey long-eared and serotine day roosts. The new extension on the northern elevation will extend the void slightly at this end. The void must be reinstated in similar condition to the existing; considerations to ensure continued suitability for bats are given below.
- 6.29. The access point at the eaves will remain in the same location and will be reinstated like-for-like following the building of the extension. Additional access points will be created, including 1x ridge tile feature and 2x additional eaves access points at the northern end of the new extension.
- 6.30. During re-roofing, 4x lifted tiles and 2x ridge tile features will be created when the roof is replaced, to compensate for the loss of the common pipistrelle day roosts. If the roof remains in place with no alterations, the common pipistrelle roosts should be retained in situ wherever possible.
- 6.31. Construction notes to ensure suitability for bats is maintained include:

- Wet or mortared ridges are always the preferred technique on buildings where bat access needs to be reinstated;
 - It is recommended that the original clay tiles or similar are replaced to maintain a similar internal environment;
 - If any re-roofing is required, tiles will be laid onto a standard parallel-battened roof. Cross battens do not create suitable conditions for bats.
 - Type 1F bitumen felt or a 'batsafe' breathable membrane as detailed above, must be used.
 - A 'cold' void construction should be maintained, with insulation installed at ceiling level, not rafter level.
- 6.32. Any re-roofing required and materials used for reinstating the roof must be discussed and agreed with a suitably qualified ecologist, with supervision by the ecologist on site to ensure the reinstated void and access points are fit for purpose.
- 6.33. The design and location of all features must be finalised on site, under the supervision of a suitably qualified ecologist to ensure they are fit for purpose. If any deviation of materials or techniques is anticipated, alternative solutions must be agreed with the ecologist.
- 6.34. Windows and doors in the eastern elevation must not produce light spill, with internal lights designed and positioned to prevent this. There must be no external lighting on this elevation, and vegetation must be retained to provide a suitable environment outside the access point to the roost, with limited light and disturbance in this area. The ecologist must approve the lighting plan.
- 6.35. A new woodstore/shed will be built on site, with an open-fronted woodstore area providing fly-in access suitable for night perching, and an additional void space suitable for bats, with connectivity to the hedgerow.

Nesting Birds

- 6.36. An active swallow nest was recorded within the covered corridor between the two buildings. This area is due to be enclosed under the current plans, which will result in the destruction of this nest.
- 6.37. All occupied birds nests have legal protection from damage and destruction under the *Wildlife & Countryside Act (1981)*. It is recommended that works to areas of the building with nests present, and all clearance of suitable vegetation for breeding birds should therefore be undertaken outside of the nesting bird season (March to August inclusive for most species in the UK).
- 6.38. If destructive works must be undertaken during the nesting season, the building must be checked for active nests by a suitably qualified ecologist. If any active bird nests are found

a suitable buffer must be kept around the nest, and the chicks must first be allowed to fledge before works continue in that area.

- 6.39. As compensation for the loss of the swallow nests, two swallow cups will be installed in a suitable covered area on site, with fly-in access, such as the new open-fronted woodstore.

7. ENHANCEMENT RECOMMENDATIONS

- 7.1. National planning policy states that all developments should seek to enhance onsite biodiversity whether impacts on protected species are recorded or not. Incorporating enhancement features into new or renovated buildings should be carefully considered. These features can be simple and inexpensive, please see below for specific recommendations.

Bats

- 7.2. As an enhancement for bats on site, additional ridge tile and lifted tile features will be installed across the roof as enhancement for crevice roosting species. The externally mounted bat boxes will also remain on site in perpetuity as an enhancement for bats.
- 7.3. In addition, a void space above the garage will be retained, with the dovecote modified to provide fly in access, to retain an additional void area suitable for use as a night perch as an enhancement for long-eared bats.

Wildlife Beneficial Landscaping Scheme

- 7.4. Any future landscape planting should seek to enhance biodiversity, improve connectivity to the surrounding habitats and provide food and shelter for a wide range of wildlife. All amenity planting and formally landscaped areas should be designed using a variety of plant species beneficial for wildlife. These do not necessarily have to be native but should be chosen for their ability to provide nectar or fruit and should be non-invasive species. There are a number of specialist seed mixes available specific to certain soil types, growing conditions and designed to benefit different groups of species such as bees or butterflies and moths.
- 7.5. All habitats should be managed in a suitable way to encourage a wide variety of insects and other wildlife to use the site.
- 7.6. Further information regarding habitat creation, enhancement and management can be provided on request.

Ridge tile feature



Lifted tile feature



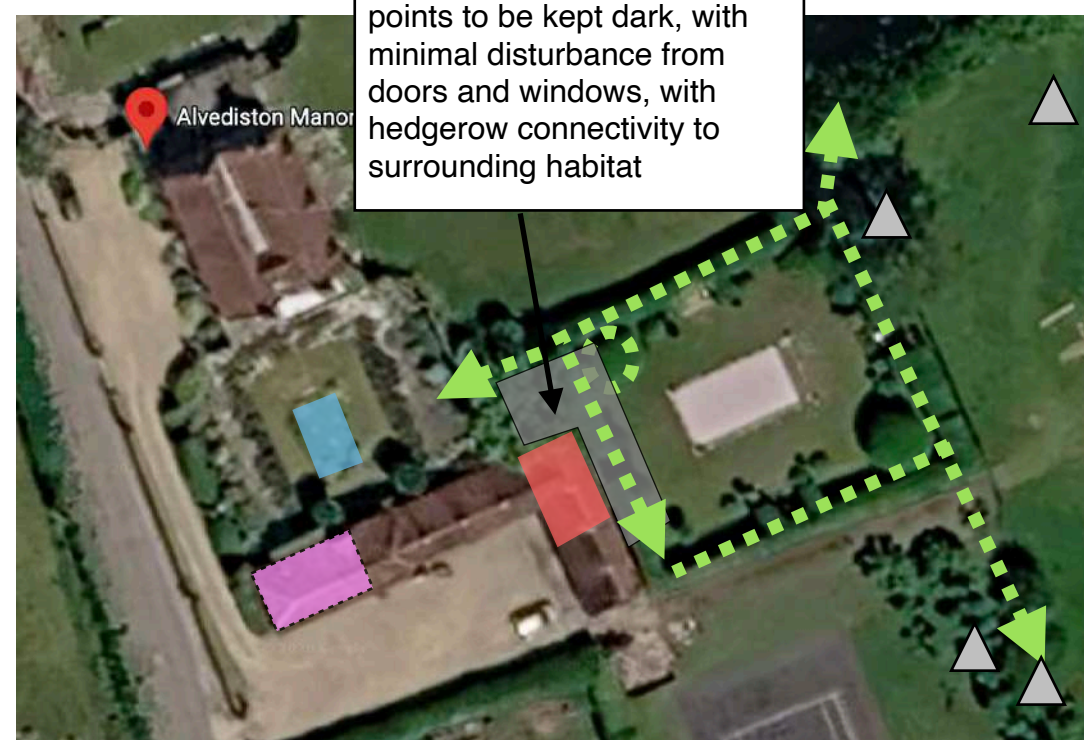
Eaves access point



Existing eaves access point - to be retained or reinstated, with no new lighting and similar surrounding vegetation conditions to be maintained

Important notes on roof design for bats:

- Loft voids for long-eared bats must be **like-for like where possible**, and a minimum of 5m (W) x 6m (L) x 2.5-2.8m (H).
- Type 1F bitumen felt must be used in any areas, specifically or incidentally accessible to bats, and must be used within the retained loft void. If a breathable membrane cannot be avoided in other areas, a certificate must be provided to prove that the membrane has passed a 'snagging propensity test', and does not present a hazard to bats. (e.g SIGA Majcoat "Bat-Safe" Roof Membrane)
- Lap vents can be used where additional ventilation is required.
- Wet Ridge systems are to be installed across the roof. Dry ridge systems do not create suitable conditions for bats.
- Clay tiles will be replaced onto a standard parallel-battened roof. Cross battens do not create suitable conditions for bats.
- Bat loft voids must be uncluttered. Traditional Cut roof design as existing should be retained. Roof trusses with crossing supports are unsuitable.
- The area of the proposed loft space should be a "cold roof" system with insulation at ceiling level, NOT between rafters.
- **If all of these conditions cannot be met, your builder must discuss with the project ecologist in advance of construction to find suitable alternatives and modifications.**



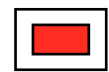
A new open-fronted woodstore and shed will also be built on site to provide night perching opportunities for bats, an additional void, wooden cladding crevice features, and a covered area to provide nest cups as compensation for the swallow nests to be lost.



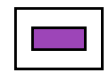
NB:- Locations and design of bat roost features as shown in this plan are illustrative only and exact location and design must be determined by a suitably qualified ecologist on site.



Void retained/reinstated and extended, suitable to retain the brown long-eared maternity roost, and grey long-eared and serotine day roosts



Existing eaves access point - to be retained or reinstated, with no new lighting and similar surrounding vegetation conditions to be maintained



Additional access points to be created at the eaves



Ridge tile features as compensation for the common pipistrelle roosts, access feature to the loft void and enhancements



Lifted tile features as compensation for the common pipistrelle roosts
Hedgerow/vegetation to be retained around access point, providing connectivity to surrounding habitat
Pond to be retained as important feature
Externally mounted bat boxes



Additional void for bats



Info@darwin-ecology.co.uk
www.darwin-ecology.co.uk

Project: Alvediston Manor

Figure 4: Mitigation, compensation and enhancement plan

Date: August 2026

8. REFERENCES

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APPENDICES

APPENDIX 1 - PROPOSED PLANS



North Facing Elevation (Scale 1:50 @ A1):

traditionally detailed
painted joinery (colour
Farrow & Ball Pigeon
Breast) into
existing opening

modern brickwork
above this line,
earlier brickwork
below

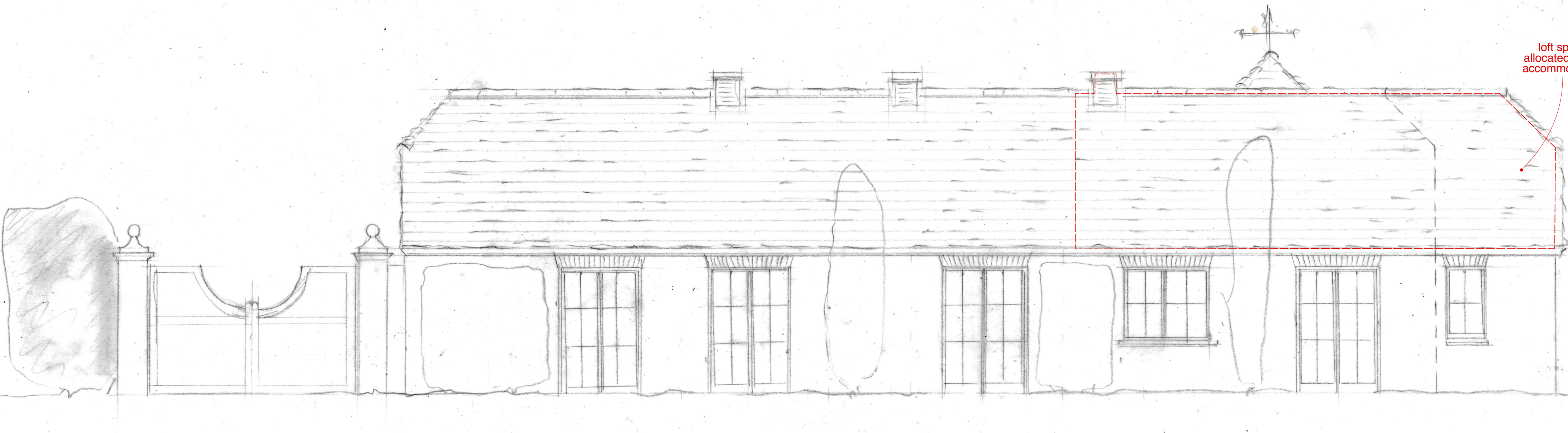
traditionally detailed
painted joinery (colour
Farrow & Ball Pigeon
Breast) into new opening
with timber external
shutters allowed to
silver naturally

traditionally detailed
painted joinery (colour
Farrow & Ball Pigeon
Breast) into new opening
with timber external
shutters allowed to
silver naturally

traditionally detailed
painted joinery (colour
Farrow & Ball Pigeon
Breast) into existing
opening with timber
external shutters allowed
to silver naturally

existing rooflight
moved to different
location in roof

loft space
allocated to bat
accommodation



East Facing Elevation (Scale 1:50 @ A1):

loft space
allocated to bat
accommodation



Scale 1:50 @ A1

THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY
ALL MEASUREMENTS MUST BE CHECKED ON SITE.
THESE DRAWINGS ARE NOT FOR CONSTRUCTION



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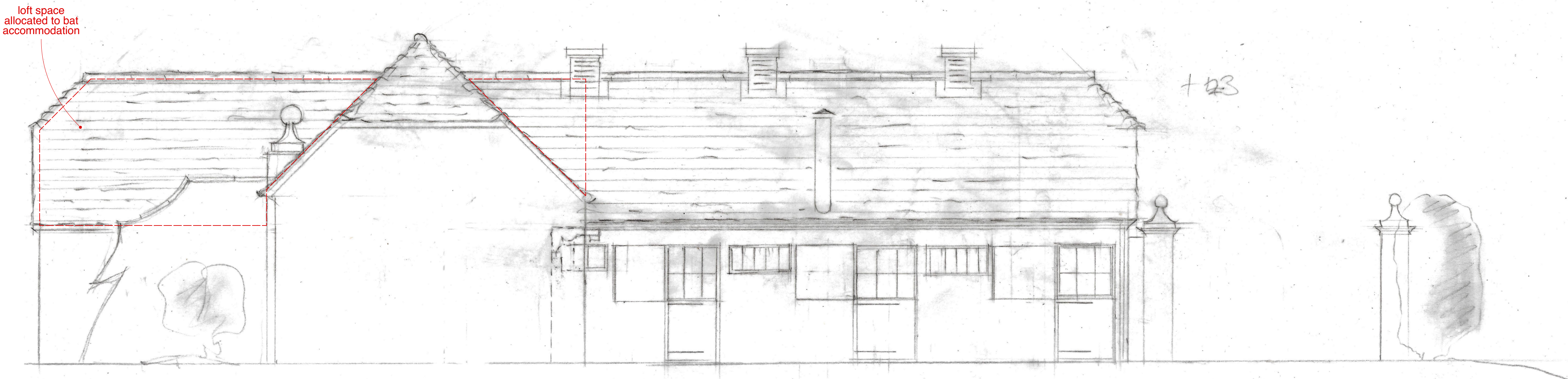
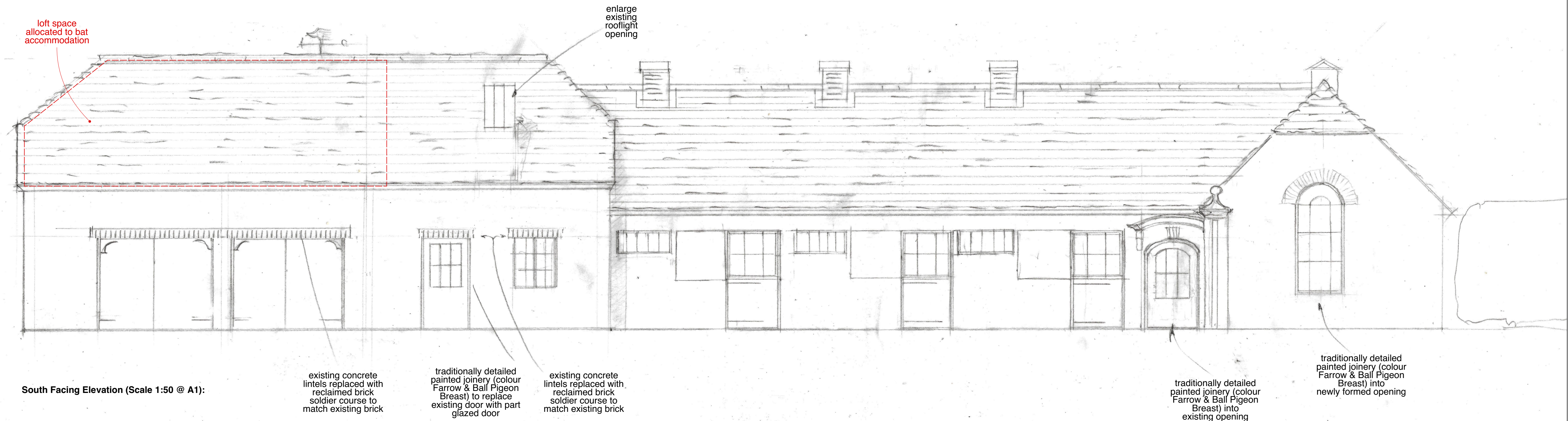
FAX: 01747 829205
e-mail: tthreeve@gmail.com

CLIENT: Mr & Mrs R Heath
JOB: Alvediston Manor, The Street, Alvediston,
Salisbury, Wiltshire, SP5 5JZ

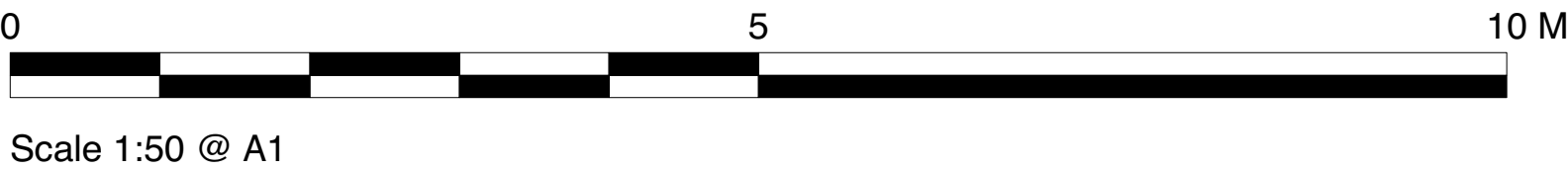
DWG: Proposed North & East Elevations (Sheet 1)

SCALE: as shown
DATE: 06/2025
DRAWN: TFR
CHECKED: TFR

DWG N°: 1502/05C



West Facing Elevation (Scale 1:50 @ A1):



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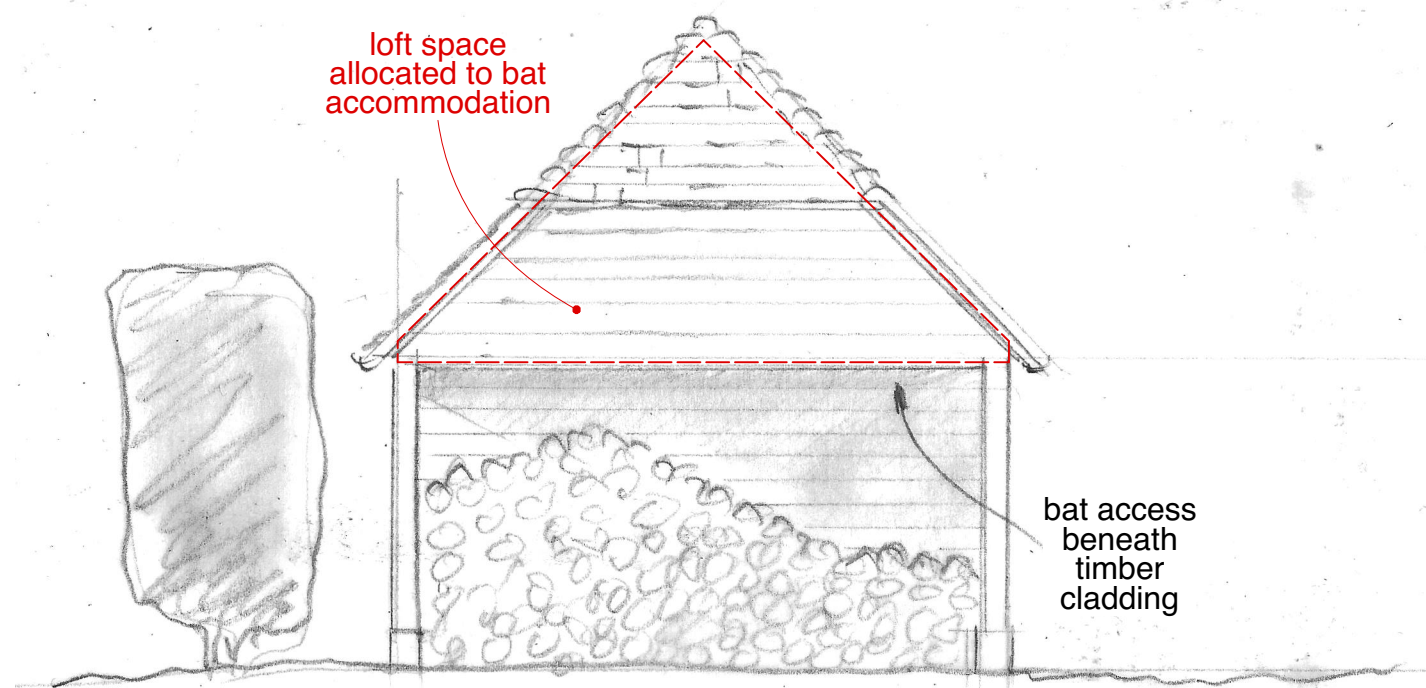
DWG: Proposed South & West Elevations (Sheet 2)

SCALE: as shown
DATE: 06/2025
DRAWN: TFR
CHECKED: TFR

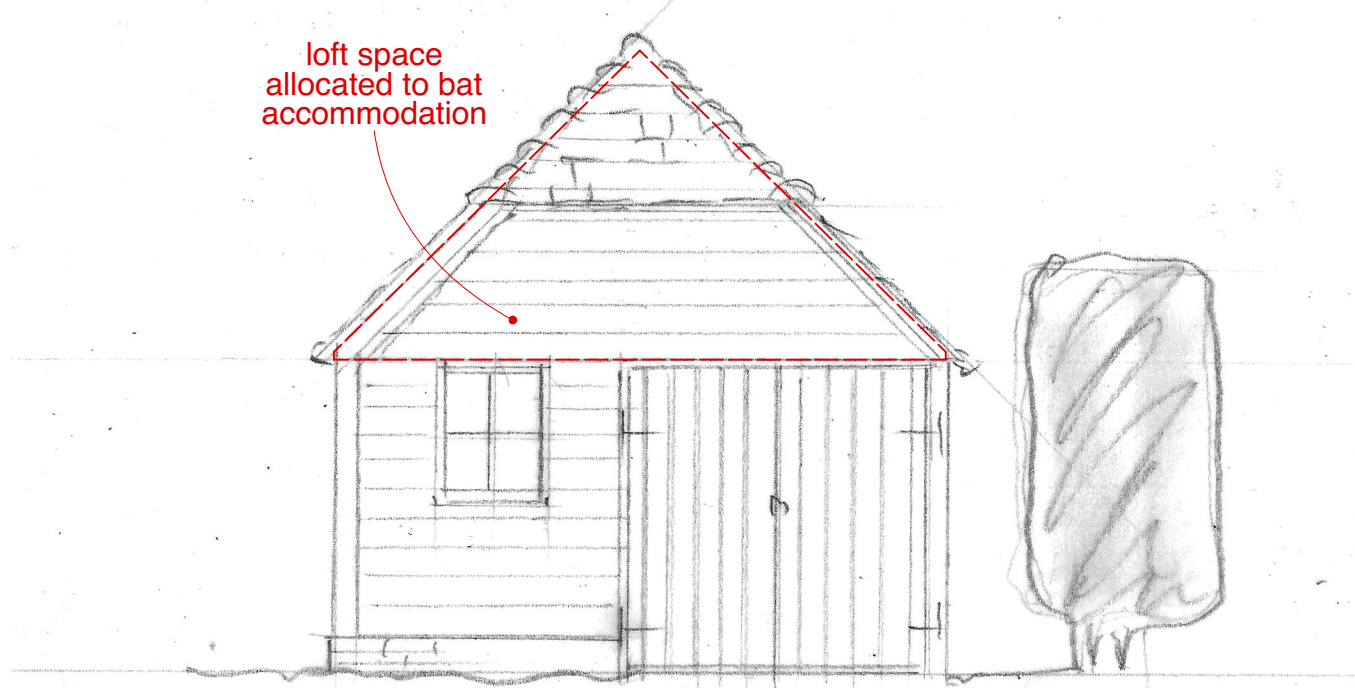
DWG N°: 1502/06B

Proposed North & East Elevations:

ALVEDISTON MANOR,
ALVEDISTON



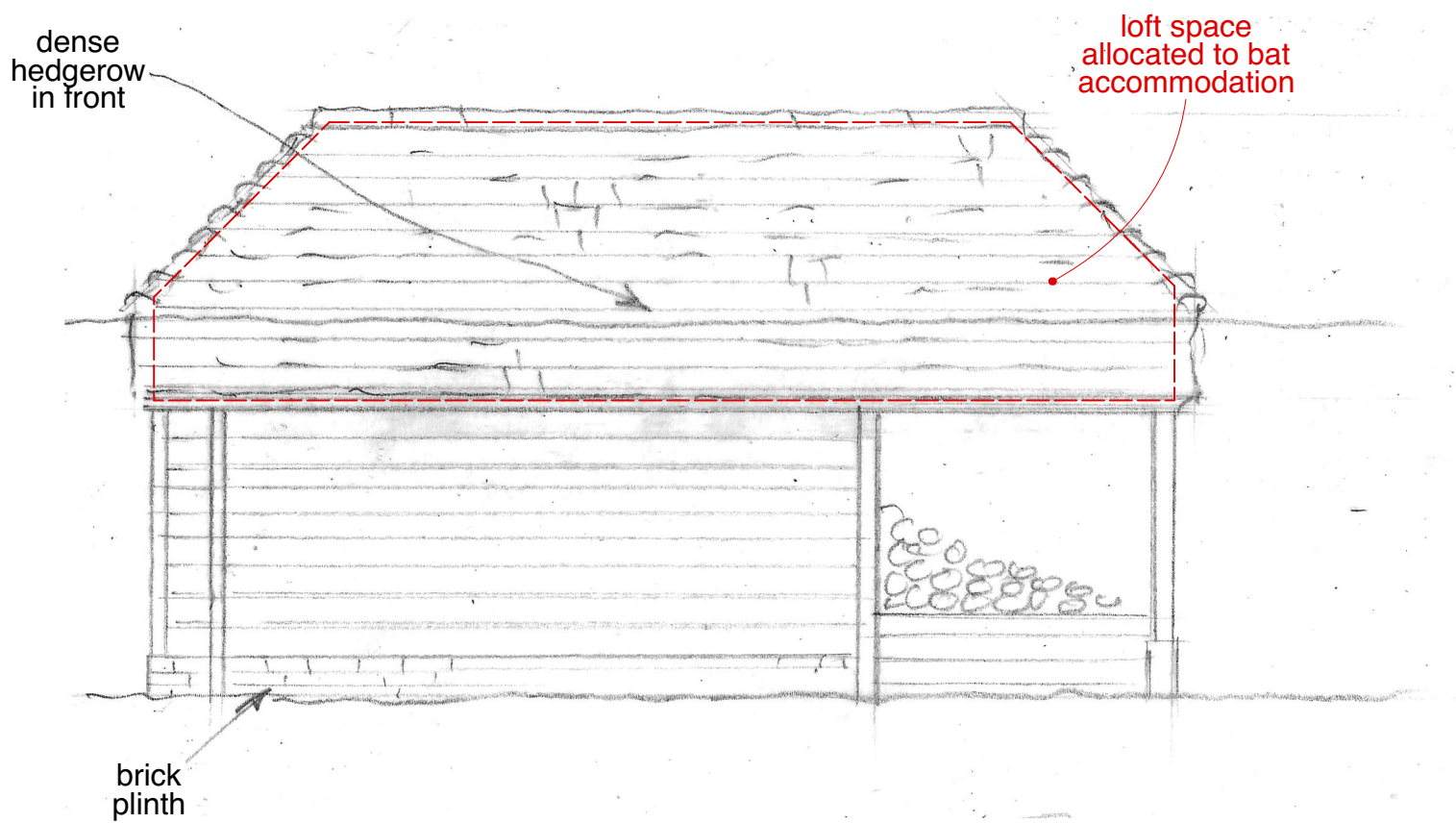
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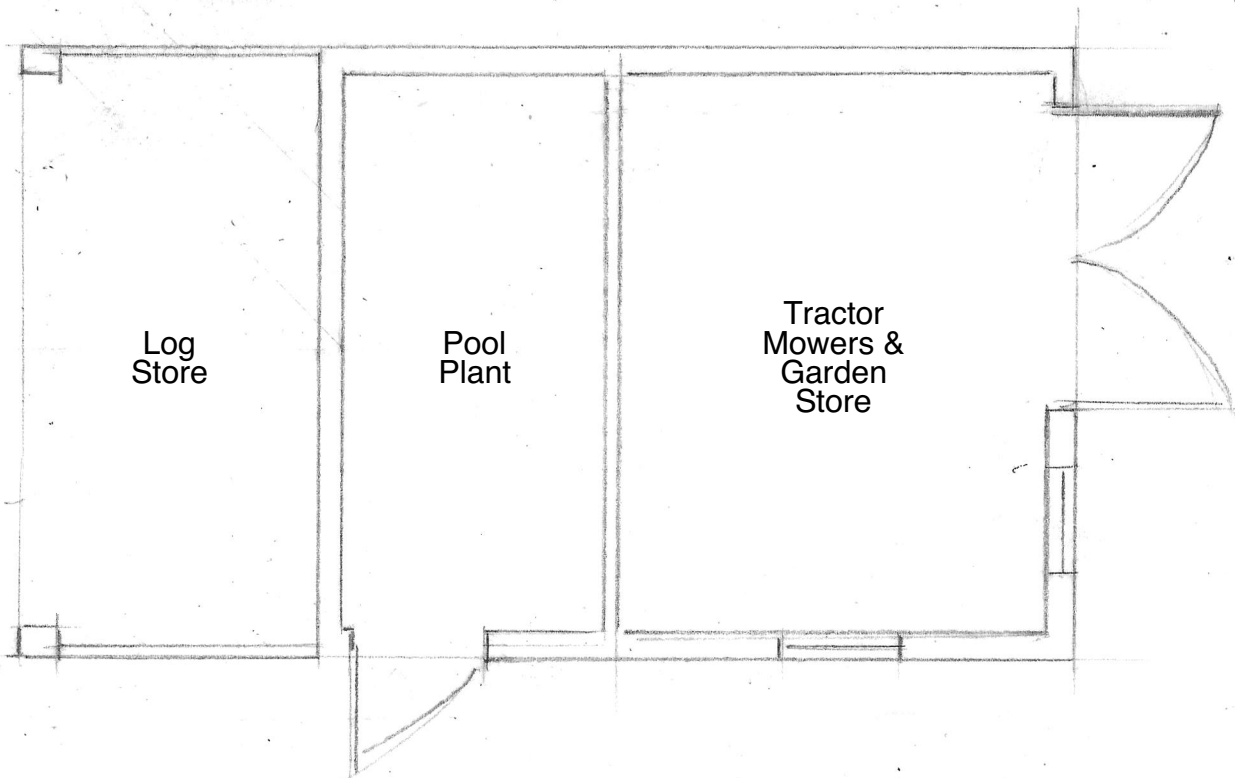
North Facing Elevation (Scale 1:50 @ A1):



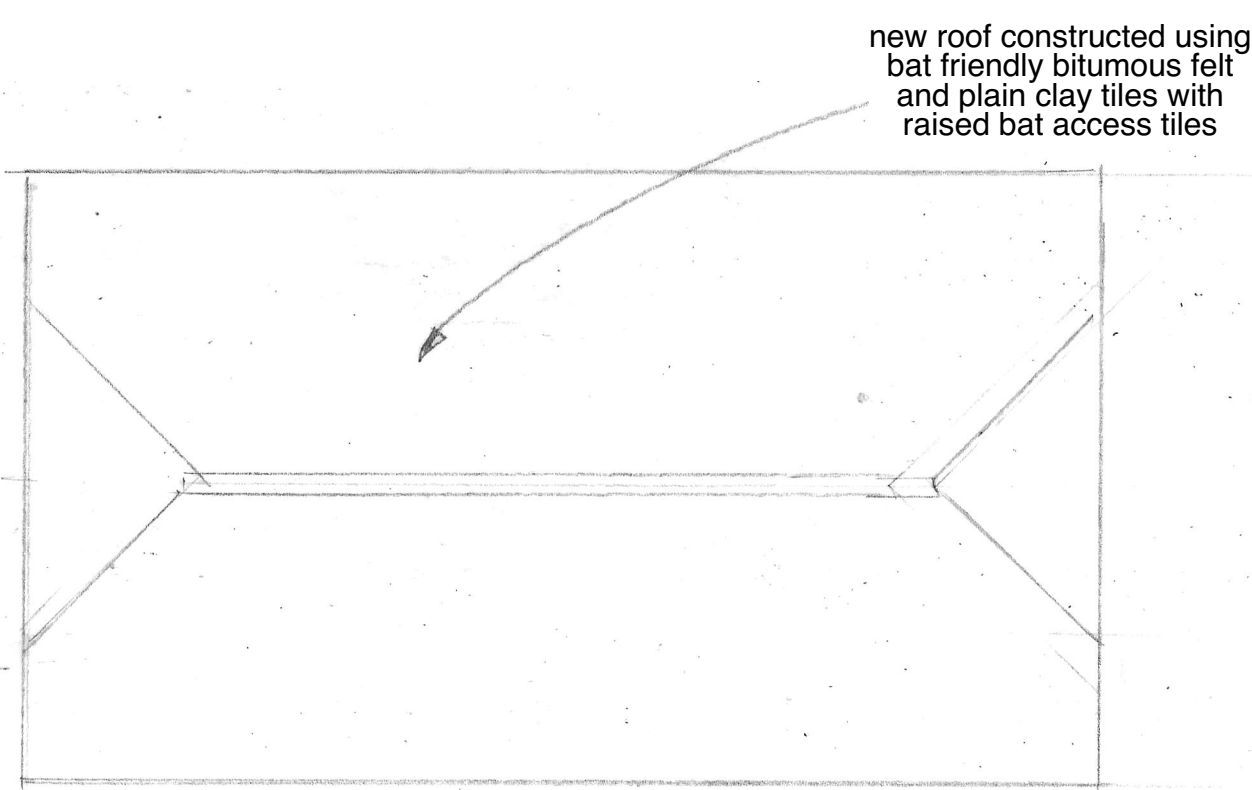
South Facing Elevation (Scale 1:50 @ A1):



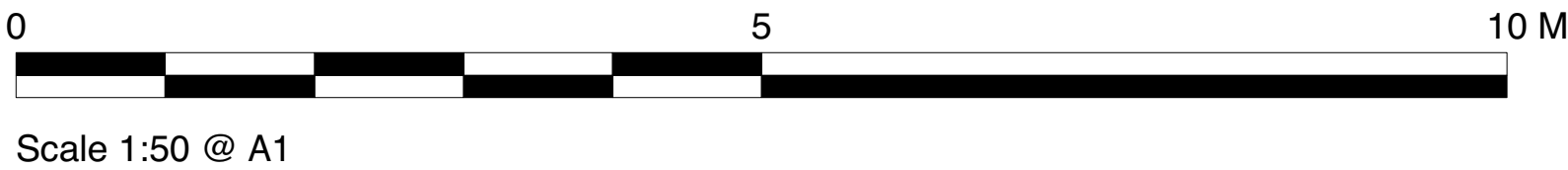
North Facing Elevation (Scale 1:50 @ A1):



Shed Floor Plan (Scale 1:50 @ A1):



Shed Roof Plan (Scale 1:50 @ A1):



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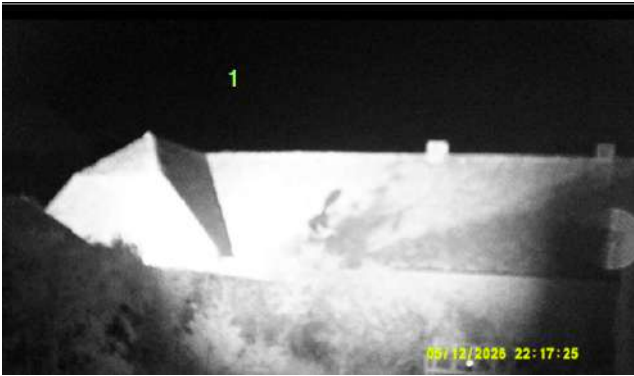
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Salisbury, Wiltshire, SP5 5JZ

SCALE: as shown
DATE: 06/2025
DRAWN: TFR
CHECKED: TFR

DWG: Proposed North & East Elevations (Sheet 1)

DWG N°: 1502/05C

Appendix 2 - NVA images



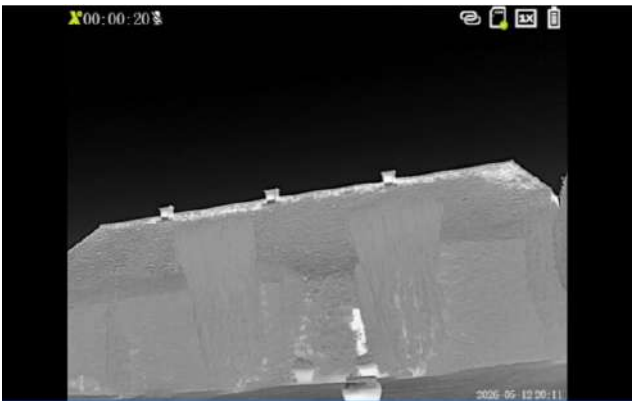
Survey 1 - 12/05/26 Wall-E survey end



Survey 1 - 12/05/26 Blue Cam (BC) survey end



Survey 1 - 12/05/26 - TYellow cam (YC) survey end



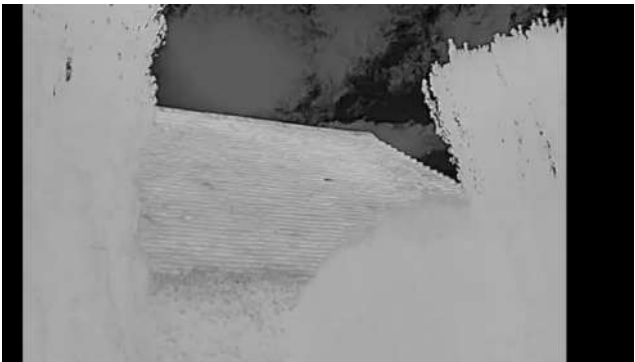
Survey 1 - 12/05/26 - Thermal camera



Survey 2 - 3/06/26 Blue Cam (BC) survey end



Survey 2 - 03/06/26 R2D2 survey end



Survey 2 - 03/06/26 Thermal camera



Survey 2 - 03/06/26 Wall-E survey end



Survey 2 - 03/06/26 Yellow Cam (YC) survey end



Survey 2 - 03/06/26 BB8 survey end



Survey 3 - 02/07/26 Wall-E survey end



Survey 3 - 02/07/26 R2D2 survey end



Survey 3 - 02/07/26 - Yellow cam (YC) survey end



Survey 3 - 02/07/26 - Blue cam (BC) survey end



Survey 3 - 02/07/26 - Thermal camera



Survey 3 - 02/07/26 - BB8 survey end



Survey 4 - 05/08/26 - Yellow cam inside void A



Survey 4 - 05/08/26 - Wall-E survey end



Survey 4 - 05/08/26 - Thermal camera

APPENDIX 3 - BATS & LIGHTING



THE IMPACT OF LIGHTING ON BATS

Bats favour a dark environment for both roosting and foraging as they are adapted to low-light conditions. Artificial lighting will disturb bats if the lighting covers roost access points, flight paths or foraging habitats.

The main peak of nocturnal insect abundance occurs at dusk and a delay in emergence results in a lower foraging rate for bats.

Artificial lighting creates a 'vacuum effect' for nocturnal insects. During the night nocturnal insects use the light of the moon* to navigate. However, artificial lighting and even sky glow above cities obscures the natural moonlight as it is closer

and radiates light in multiple directions.

Some species of bats have been recorded foraging around street lights such as *Pipistrellus* species and *Nyctalus* species. However, species that are less tolerant of artificial light are at a disadvantage when foraging as insects are drawn away from these species usual foraging grounds into the zones of artificial light.

Lighting must be considered in context to any development as increased lighting may cause roost abandonment, reduced reproductive success, and reduced foraging. Mitigation to reduce the impacts of lighting for bats is therefore of great importance in bat conservation.

Table 1: Summary of predicted impact of lighting for each species/genus

Impact	High	Medium	Low
Behaviour			
Maternity roost	All species	-	-
Night roost	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>	-
Emergence	All species	-	-
Foraging	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Commuting	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Swarming	All species	-	-
Hibernation	All species	-	-

*For more information see Warrant, E., and Dacke, M. (2016) Visual Navigation in Nocturnal insects. *Physiology*, 31, 182-196.



Sources of light that can disturb bats include; light spill via windows, sport floodlighting, car headlights, roadside lighting, security lighting, aesthetic lighting of waterways, and aesthetic illumination of buildings. Glare will affect bats over greater distance than the target area directly illuminated.

Avoidance is the most effective method, but if this is not possible the following measures should be considered.

What lighting should I use?

- Low pressure sodium lights or 'warm' LEDs
- Wavelength above 540nm
- Colour temperature below 2700K
- Shielded lights that prevent light spill above a 70 degree angle
- Passive infrared (PIR) motion sensors



What to avoid:

- Lighting roost entrances, flightpaths, and foraging or commuting routes
- Reflective surfaces beneath lighting
- High level lights
- Non-directional lighting

Lighting should be considered at an early stage allowing impacts to be minimised through the design of the site.

Key Points

- Keep lighting intensity to the minimum level required
- Limit the times that lights are on to provide some dark periods (e.g. switching installations off between midnight and 5am)
- Dim lighting according to demand
- As an alternative to lighting pathways use paving materials that reflect moonlight
- Low level lighting allows darkness to be retained within higher vegetation
- Set dark habitat buffers - lighting should always be a minimum of 25m from vegetated margins and 40m from waterbodies
- Incorporate dark corridors within the site
- Compensate for the loss of dark areas by enhancing other dark areas
- Consider building design - install internal lighting away from windows

APPENDIX 4 - ENHANCEMENTS



Design Details

Note: This feature is used to ensure bats can access the loft void via the gable end

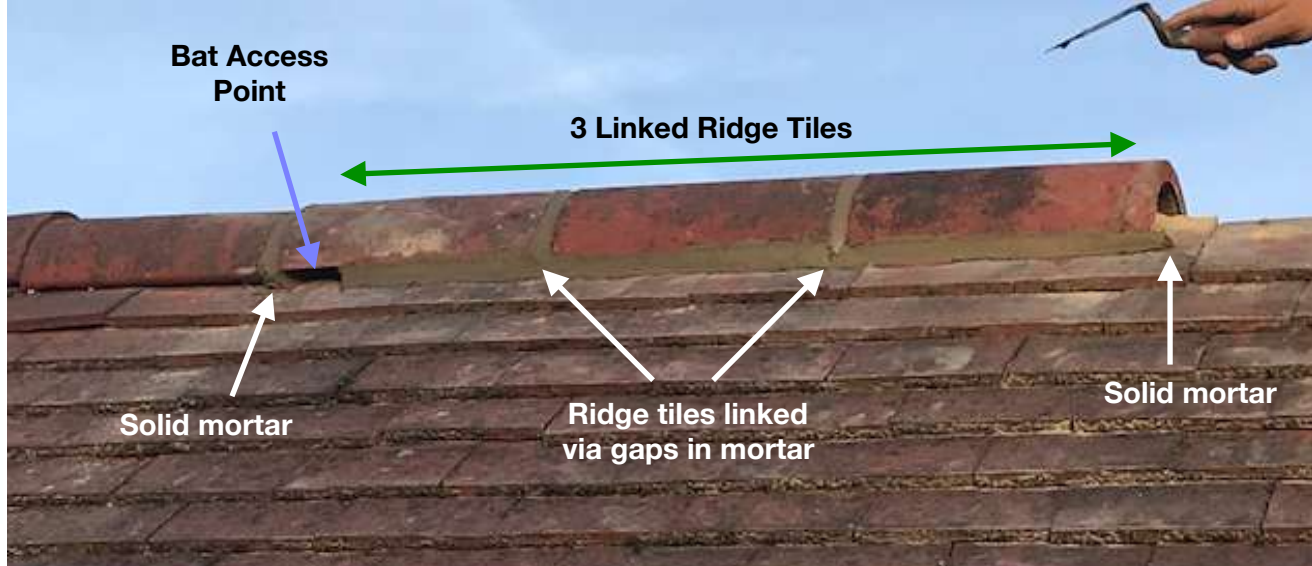


Depending on the construction of the building access needs to be created through both the external and internal layers of the wall.

External/Outer skin - This may be a small gap under hanging tiles, and wooden cladding or leaving a gap in the render adjacent to the ridge beam.

Internal skin - This is likely to require a cut in the felt for the bat to climb through and a gap at the wall top allowing the bat access into the loft void.



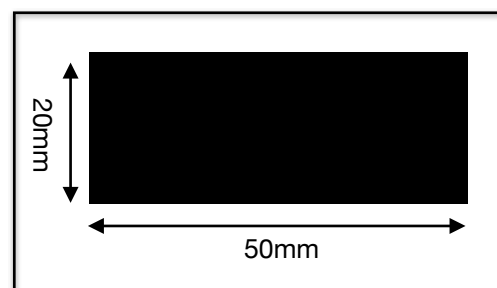


HOW TO CREATE

Note: Use three adjacent ridge tiles for one Ridge Tile Crevice Feature



1. Notch out the underside of a ridge tile measuring 20mm high by 50mm wide.



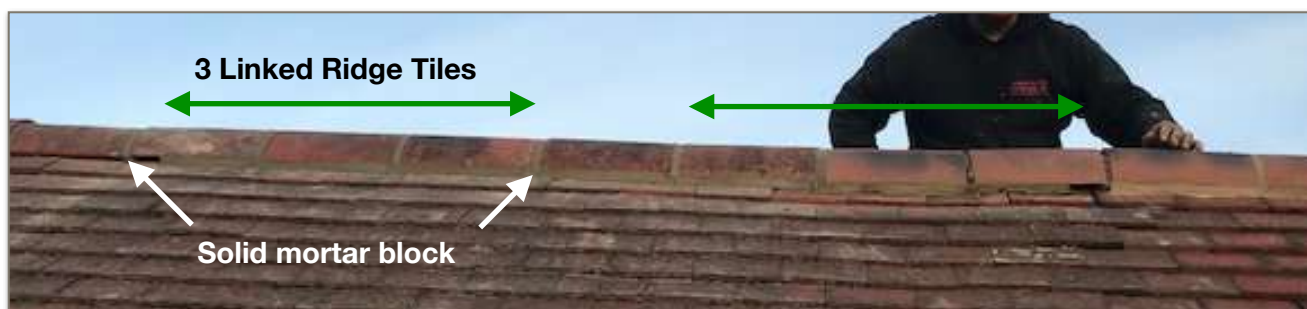
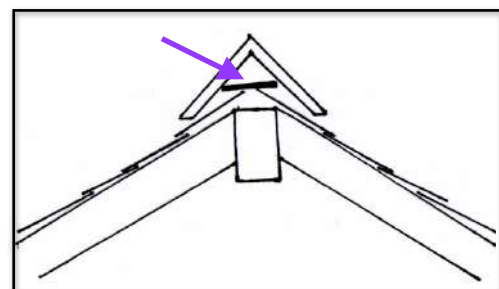
2. Or leave a gap in the mortar of the same size



3. Leave the gap mortar free when bedding the tile onto the ridge.



4. To ensure the three ridge tiles remain linked either; place a broken tile over the ridge and mortar only above the tile (left) or fill one side with mortar and leave the other side empty (do this on alternate sides to ensure the feature does not become draughty) (right).



5. At each end of the three linked ridge tiles insert a solid mortar block to reduce through draughts.



Lifted tile bat access features

Lifted tiles provide a simple, discreet bat roosting opportunity which are great for replicating existing roost features on traditional tiled roofs. They can be cheaply and easily created using materials available on site to provide a bespoke mitigation solutions for bat licence projects.



Small pieces of tile, mortar, pieces of wooden batten or rolled lead tingle can be used to raise the tile and create a suitable access gap for bats.

Lifted tiles should provide a gap of approximately 15-25 mm beneath the tile to provide access to the batten space of the roof. The roof should be lined with bitumastic felt to create the perfect warm crevices suitable for roosting bats.



These features are also suitable for incorporation on areas of hanging tiles to provide bat access to the batten space.

The locations for these features should be agreed with an ecologist to provide optimal conditions for the bat species and roost types present on site.

Lifted tile features can also be used to provide access into a roof void suitable for roosting bats. To provide access into the roof space, a small gap must be cut into the roofing felt. This should be approximately 50 mm x 20 mm to provide access for bats but discourage birds from entering the roof space.



TYPES OF BAT BOXES



Schwegler 2F Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall



Schwegler 1FD Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall
- Small entrance hole discourages birds from using the box



Vincent Pro Bat Box

- Manufactured from timber and recycled plastic
- The front and the top of the box is black, which helps heat absorption
- Suitable for a range of species including pipistrelle species, Myotis species, and brown long-eared bats.
- No maintenance required



Schwegler 2FN

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle species, Myotis species, serotine, brown long-eared, noctule and Leisler's bats
- Dual entrance
- Birds and dormice have also been found using this box
- A newer model is now available, Schwegler 3FN, designed with smaller entrance holes which discourage birds and dormice



Schwegler 1FS Large Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of bats including pipistrelle species, Myotis species, Noctule, and brown long-eared bats
- Three grooved inner wooden panels are connected to the front panel, which are ideal for bats to cling to.
- Accommodates large summer colonies



Schwegler 1FF Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of crevice dwelling bats including pipistrelle species, barbastelle, noctule, and brown long-eared bats
- Rough wooden surface for bats to cling onto and climb



Greenwoods Ecohabitats Small Hollow Bat Box

- Manufactured from long-lasting ecostyrocete
- Lifetime - 20-25 years
- Suitable for a range of bats preferring a cavity space, including pipistrelle species, myotis species, noctule, and brown long-eared bats
- Suitable for hibernating bats



TYPES OF BIRD BOXES



Vivar Pro Seville 32mm WoodStone Nest Box

- Manufactured from woodstone - increases longevity and provides a consistent internal temperature
- The nest box compensates for the lack of natural cavities that are found in trees
- Suitable for blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers
- Should be installed between 1.5m and 3m high



House Martin Nest Cups



Swallow Nest Bowl

- Suitable nest building mud is difficult for house martins and swallows to find
- Alterations to house construction and roof design have resulted in a decrease of suitable nesting sites
- Install swallow nest bowls within an outbuilding or garage that has flight access - 6cm below the ceiling
- Install house martin nest cups under the eaves of a house - minimum of 2m high



Swift Nest Box

- Swift numbers are declining partly due to a loss of nesting sites
- The entrance hole discourages other birds such as starlings and sparrows
- Install a minimum of 5m high with unobstructed airspace in front of the nest
- Integrated models of swift nest boxes are also available