

Bremeridge Farm, Dilton Marsh

Ecological Impact Assessment

September 2026



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This document does not purport to provide legal advice.

This document has 19 pages including the front and rear covers.

Document history

Revision	Purpose description	Authored	Reviewed	Issue Date
1.0	Ecological Impact Assessment Report	IL / AS	AS	17/09/2026

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1 Introduction

1.1 Terms of Reference

1. Providence Ecological Ltd was commissioned by Mr and Mrs Doel to undertake an updated Ecological Impact Assessment (EclA) in connection with proposed works at Bremeridge Farm, Dilton Marsh, Wiltshire (hereafter referred to as 'the Site'), to inform a planning application.
2. An initial Preliminary Ecological Appraisal (PEA) and subsequent suite of ecological surveys, including surveys for roosting bats and great crested newts, were undertaken at the Site in 2023. An ecological update walkover was subsequently undertaken in 2025. Due to the length of time that has since passed since the original bat emergence surveys, it was considered appropriate to complete updated surveys in 2026 to support this application.
3. This updated Ecological Impact Assessment (EclA) therefore considers the findings of the 2023 assessment and 2025 update surveys and reports, and fully details all surveys completed within 2026. This report is intended to be read alongside previous reports as reference.
4. This report has been undertaken with reference to current good practice¹²³ and provides an assessment of any likely effects on identified designated sites, species and habitats of conservation significance and other features of ecological interest.
5. Where the term "on-site" and "off-site" are used in relation to habitats, this is within the Site, but relates to the habitats in the context of BNG calculations.

1.2 The Site

6. The Site is located within a larger parcel of land at Ordnance Survey national grid reference ST 84808 50732.
7. **The land parcel** comprised Structures, concrete hardstanding (sealed surface), gravel (artificial unvegetated unsealed surface), species-poor neutral grassland as well as a small waterbody. The land parcel was bound by an ornamental coniferous hedgerow to the north west and partially extended along the south west boundary; fences formed the south western boundary, while a wall and section of ornamental hedgerow formed the north eastern boundary. The south eastern boundary was not clearly defined but comprises a strip of broadleaved woodland with minor watercourse.
8. **The Site itself** is approximately 0.54 Ha, predominantly set within existing areas of hardstanding and Structures, with the majority of species-poor neutral grassland, small waterbody, broadleaved woodland and watercourse all remaining outside of the Site boundary. The Site only extends up to the north eastern boundary (wall and ornamental coniferous hedge) adjacent to existing residential dwellings but does not extend to include other boundaries.

1.3 The Proposed Scheme

9. The Proposed Scheme includes the creation of residential dwellings, an independent bat roost structure as well as hard and soft landscaping as detailed within Orme Architecture drawing 1807/003 revB.
10. The Site has been designed to fall predominantly within areas of existing Structures, as well as artificial, sealed and unsealed surfaces, avoiding semi-natural vegetation wherever possible.
11. An area surrounding the Ruins and the eastern half of the Modern Barn will be retained by the Client. The area of the Ruins and immediate surrounds will be used to create a bat roost structure in place of the Ruins, as well as new semi-natural habitats including a species-rich native hedgerow, mixed native scrub, species-rich neutral grassland as well as enhancing areas of existing species-poor neutral grassland. The area of the Modern Barn will be used to create species-rich neutral grassland.

¹ CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal*. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

² CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.

³ Collins (2016) *Bat Surveys for Professional Ecologist: Good Practice Guidelines* (3rd ed). The Bat Conservation Trust, London.

12. The works will additionally include the enhancement of existing species-poor neutral grassland and adjacent sealed surfaces (concrete) adjacent to the Site (outside and adjacent to the formal development area).
13. This will include the demolition of all Structures on the Site as well as hardstanding and the loss of small areas of existing neutral grassland.

1.4 Scope of the Assessment

14. This report presents ecological information obtained during the following:
 - A desk-based study undertaken on 23rd Aug 2026
 - A Preliminary Ecological Appraisal undertaken on 22nd March 2023 and subsequently updated on 20th June 2025 and 17th April 2026
 - Bat dusk emergence surveys including pre-survey internal inspections during May, June and July 2023, and again in July and August 2026
 - Great Crested Newt Habitat Suitability Index survey and eDNA sampling on 17th April 2023

1.4.1 Surveyor Competencies

15. The surveys were led and overseen by Natural England bat licenced surveyor Alex Sams (NE level 2 licence number 2017-27861-CLS-CLS) who has over 14 years of experience within ecological consultancy and is sufficiently experienced following the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework⁴. Alex was assisted by Izzy Lakin who has 4 years' experience within ecological consultancy.

1.5 Aims and Objectives

16. The field survey aimed to detail the habitats present on Site, identify, and characterise the potential use of the Site by any protected or notable species and/or the presence of any habitats of conservation significance within areas affected by the proposed works.
17. The report details the required measures to avoid or mitigate any potential damage and/or disturbance to habitats and species of conservation significance. This intends to inform the Client (and/or any agent acting on their behalf) of their relevant obligations, as well as providing sufficient information for the LPA to write planning conditions, as deemed necessary.
18. The recommendations have been provided in line with the mitigation hierarchy as detailed by NPPF paragraph 175 (a)⁵

⁴ <https://www.cieem.net/competency-framework>

⁵ National Planning Policy Framework paragraph 175 (a): *If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*

2 Methods

2.1 Desk Study

19. The geographical area for obtaining ecological data through desk studies has been determined using best practice guidance (see Section 1.1 footnotes) and professional judgement. Baseline data has been gathered from the MAGIC website which included data gathering in relation to statutory designated sites, protected and priority habitats as well granted European Protected Species Licences (EPSL) (where available). The study areas used for the data gathering are detailed in **Table 1** below. The desk study was undertaken on 22nd July 2026.

Table 1 – Desk study search areas

Data Type	Search area – distance from Proposed Scheme boundary
Statutory designated sites	1km (10km for bat SAC)
Granted European Protected Species Licences	1km
Non-statutory designated sites	500m
Priority habitats and species (incl. Ancient Woodland & veteran trees)	500m

2.2 Preliminary Ecological Appraisal

20. An ecological walkover survey was undertaken on 17th April 2026 and followed the Guidelines for Preliminary Ecological Appraisal¹, BCT Guidance³ and The UK Habitat Classification User Manual⁶. The survey recorded information on the habitats within the Survey Area and surrounding land up to 30m from the Site boundary (where access allowed). The survey included a Preliminary Bat Roost Appraisal (PBRA) and search for evidence of the presence of, and the potential for protected and priority species in line with the above-mentioned best practice guidance. Target notes (TN) were made to record features of ecological importance (e.g. field signs etc.).
21. All structures to be affected by proposals were subject to a thorough internal and external inspection, with the surveyor searching for field signs and potential for roosting bats and nesting birds. A high-powered torch, endoscope and digital camera were used.

2.3 Bat Presence / Likely Absence Surveys

22. Two bat dusk emergence surveys were undertaken on the Dairy in 2026 in accordance with current Bat Conservation Trust (BCT) guidance⁷ to inform the potential effects on bats. These were led by Isobel Lakin who has been 4 years' experience working in ecological consultancy.
23. The surveys were completed by at least 5 surveyors each equipped with bat detectors (Wildlife Acoustics Echometer Touch 2 Pro) as well as Night Visual Aids (NVAs) (Nightfox Whisker Infra-red (IR) video recording devices). Recordings were reviewed post-survey, as necessary.
24. The bat emergence surveys began at least 30 minutes prior to sunset and continued until at least 1.5 hours after sunset. (See **Table 2** for more details)

Table 2 - Bat Emergence Survey Dates, Times and Conditions

Date	Start / End Time	Sunset	Rain ⁸	Cloud Cover	Wind ⁹	Temperature (C)
16/07/2026	20:47 / 22:47	21:17	Nil	10%	1	24
14/08/2026	20:03 / 22:03	20:33	Light drizzle spell at start	30%	2	24

⁶ Butcher, Carey, Edmonds, Norton and Treweek (2020) *The UK Habitat Classification User Manual Version 1.1*. UKHab

⁷ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologist: Good Practice Guidelines (4th ed)*. The Bat Conservation Trust, London.

⁸ Precipitation intensity on scale of 0-5: 0 = Dry, 1 = Light drizzle, 2 = Light rain, 3 = Moderate rain, 4 = Heavy rain, 5 = Torrential rain

⁹ Wind speed score of 0-12 against Beaufort scale: 0 = calm, 2 = light breeze, 4 = Moderate breeze, 6 = strong breeze, 7 = High wind, 9 = Strong gale, 12 = Hurricane

2.3.1 Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The ecological surveys undertaken to support this EclA have not therefore produced a complete list of plants and animals and the absence of evidence of any species should not be taken as conclusive proof that the species is not present or that it will not be present in the future.

3 Baseline Results

3.1 Desk Study

3.1.1 Statutory / Non-statutory Designated Sites

25. Westbury Ironstone Quarry Site of Special Scientific Interest (SSSI) is located approximately 375m north east of the Site. This is designated for geological reasons and as such, is not considered further in this report.
26. The Site is within an Impact Risk Zone for SSSI and as the proposals predominantly affect hardstanding, structures and small areas of neutral grassland, it does not meet the criteria for inclusion as set out below:
27. *"All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures."*
28. No further statutory or non-statutory designated sites were present within 1km of the Site, nor were any bat related SACs present within 10km of the Site.

3.1.2 Priority Habitats

29. Priority habitat (HPI) is present within 500m of the Site, including: broadleaved woodland (closest approximately 20m east of the Site), a watercourse (approximately 50m east of the Site). These features have intrinsic nature conservation value and although the works area does not include these habitats, they are within the Ecological Zone of Influence of the proposed works.
30. No other habitats of conservation significance were present within or immediately adjacent to the Site and none will be subject to direct effects as part of the Proposed Structure and associated works.

3.1.3 Species Data Records

31. No granted EPS licences were present within 1km of the Site and no Great Crested Newt licence returns or positive survey data was present within 500m.

3.2 Habitat Results

32. The north eastern boundary comprises a wall and ornamental coniferous hedge adjacent to existing residential dwellings. A plan of UKHab habitats is shown in the separate document 2604-UKHab_E.
33. The Site habitats were as follows:
 - **Developed land, sealed surface (concrete yard) – 0.2286ha** (0.1885ha on-site, 0.0401ha off-site),
 - **Artificial unvegetated unsealed surfaces (gravel) – 0.0395ha** (0.0199ha on-site, 0.0196ha off-site)
 - **Buildings – 0.1103ha** (0.0772ha on-site; 0.0331ha off-site)
 - **Species-poor neutral grassland (poor condition) – 0.1587ha** (0.1451 on-site; 0.0136ha off-site)
34. **Two Structures were present on Site:** a Modern Barn and The Dairy (Sections 1 and 2) as well as a ruined structure: the Ruins.
35. **The modern barn** is located adjacent to the north-eastern boundary of the Site and comprises block and steel-frame construction with corrugated metal sheet covering. The structure is generally well sealed and contains limited features of ecological interest.
36. **The Ruins** comprise a partially collapsed stone and block structure with no roof. The walls are in a poor state of repair, with sections having fallen and several cracks and gaps present within the remaining walls. Ivy is present along part of the north-western elevation. The structure was considered unsafe to access internally due to the unstable walls and lintels.
37. **The Dairy** is of block construction with multiple pitched roofs and a large overhanging roof area extending south west. The Dairy comprised two main areas: the north eastern (Section 1) and south western (Section 2) sections. These two sections were connected by an internal doorway, the lower half of which was absent. The sections included rooms and a larger area which included a pit with elevated walkways and a small mezzanine level above at the south western end. Section 1 included a room which was not accessible (boarded up), however this area included two broken windows and was accessible to bats and birds.
38. Externally, the Dairy exhibited locations of damage and degradation such as numerous broken windows throughout Section 1 and crevices between gutter boards / fascia timbers and walls as well as at either

gable apex on Section 1. A further large opening was present at the south western extent of Section 2 and provided access between the mezzanine level internally and the open covered barn area eternally.

39. Internally, Sections 1 and 2 were connected internally through open / broken doorways, except for a single large room in Section 1, which was viewed from the outside through broken windows.



Figure 1 : Areas of disturbance to pond showing light coloured rubble at the north edge and darker coloured rubble to south

3.2.1 The Structures

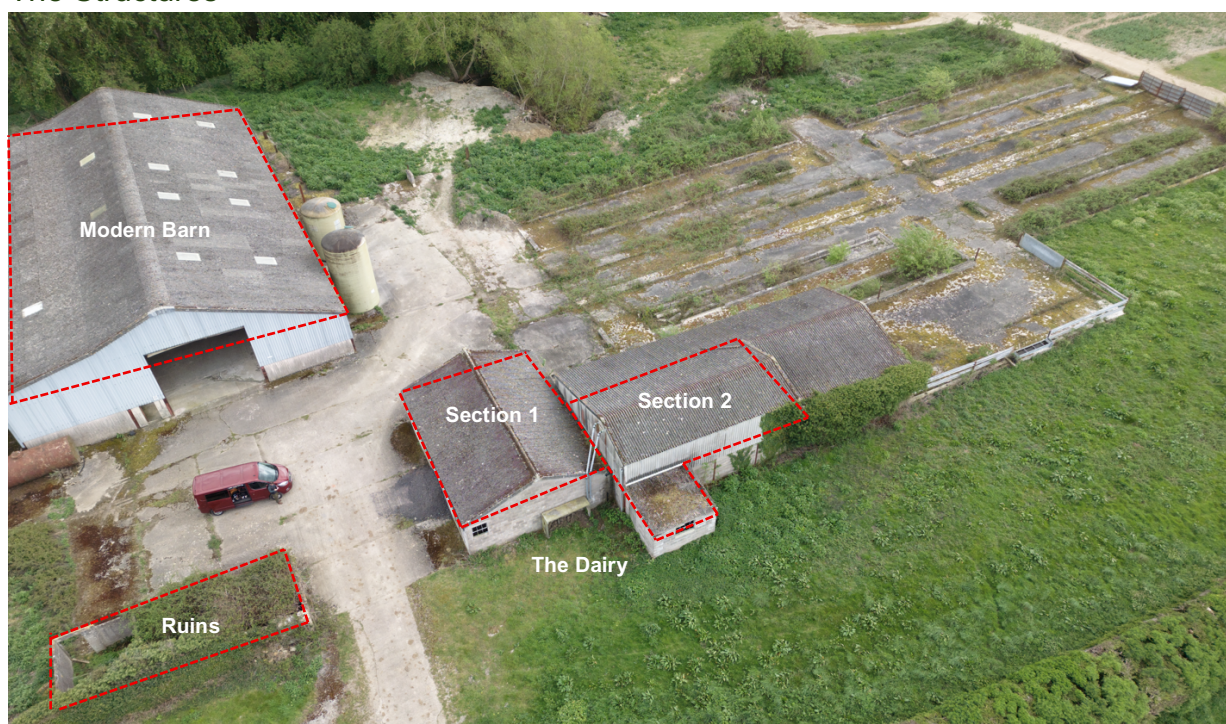


Figure 2: Aerial photo of the Structures taken on the 17th April 2026

3.3 Bats

3.3.1 2023 Bat Roost Data and Assessment of Potential Effects

Table 3: Characterisation and conservation status of bat roosts on Site and Assessment of Potential Effects from works (in absence of mitigation)

Species and Number	Roost type and Location	Conservation Significance ¹⁰	Activity	Effect (in absence of mitigation)
Common pipistrelle <i>Pipistrellus pipistrellus</i> (3)	2026 ref: Roost 1 - 2023 ref: TN 5 Day roost (non-breeding) with 4 access points which are considered to create a functionally linked roost. These are located: - behind Section 1 north east gutter board - behind Section 1 south eastern gable and roof edge fascia	Low	Roost destruction; disturbance; and killing/injury	Major adverse at site level
Lesser horseshoe <i>Rhinolophus hipposideros</i> (1)	2026 ref: Roost 2 - 2023 ref: TN 3 Day roost (non-breeding) near apex of open roof void above Section 2 milking parlour. 2026 ref: Roost 3 - 2023 ref: TN 4 Transitional roost under lip of pit Accessed via the south western large hole, and broken windows of Section 1 on south western, north eastern and north western aspects.	Low	Roost destruction; disturbance; and killing/injury	Major adverse at site level
Lesser horseshoe <i>Rhinolophus hipposideros</i> (unknown)	2026 ref: Roost 4 - 2023 ref: TN 2 Night roost within small room in Section 1 (four perches)	Low / Moderate	Roost destruction; disturbance; and killing/injury	Major adverse at local level
Greater horseshoe <i>Rhinolophus ferrumequinum</i> (unknown)	2026 ref: Roost 5 - 2023 ref: TN 2 Night roost within small room in Section 1 (four perches)	Low / Moderate	Roost destruction; disturbance; and killing/injury	Major adverse at local level

3.3.2 2026 Survey Findings

3.3.2.1 Bat Roost Appraisal Results

3.3.2.1.1 The Modern Barn

40. The modern barn exhibited no features suitable for access or as a crevice for roosting bats either externally or internally. No evidence of potential presence such as bat droppings or feeding remains were present externally or internally. The modern barn was considered to be of negligible suitability for use by roosting bats.

3.3.2.1.2 The Ruins

41. The Ruins were considered to be of low suitability due to the severe exposure of available features, however, based on the presence of ivy this was considered to be of moderate suitability as a precaution.

3.3.2.1.3 The Dairy

42. Internally, Sections 1 and 2 and their rooms were connected internally through open / broken doorways, except for a single large room in Section 1 (The Eastern Room), which was viewed from the outside through broken windows.
43. There were few crevices present internally within either Sections and was considered to be of negligible suitability for dwelling bats. Due to the presence of numerous windows, light levels within Section 1 were

¹⁰ Conservation significance of any bat roosts found on Site has been assessed in line with Mitchell-Jones, 2004: *The Bat Mitigation Guidelines*

considered to be bright enough to prevent day roost usage by void dwelling bats, however, Section 2 was suitably dark to support void dwelling bats.

44. A single greater horseshoe bat was identified roosting within Section 2, under the mezzanine floor, between joists (Figure 3).



Figure 3: Greater horseshoe bat roosting between joists of mezzanine floor

3.3.2.2 Bat Emergence Survey

45. Below is an overview of bat roosting behaviour observed during the 2026 bat emergence surveys. No emergences were recorded during the 2nd bat emergence survey.

Table 4: 2026 Bat Emergence Survey Findings

Survey	Time	Species and Number	Roost Ref, Type and Location
BE1 16/07/2026	22:07 to 22:08	Common pipistrelle <i>Pipistrellus pipistrellus</i> (1)	<u>Roost 6 – Day Roost</u> Location – Section 1, eastern room, unconfirmed roost location; Access – via broken window on south eastern aspect of Section 1 eastern room
	22:12	<i>Plecotus</i> sp. (1)	<u>Roost 7 – Day Roost</u> Location – Internal, unconfirmed Access – via small broken window of small room in Section 1
	22:57	Lesser horseshoe <i>Rhinolophus hipposideros</i> (1)	<u>Roost 8 – Day Roost</u> Location – Internal, unconfirmed Access – unconfirmed (recorded flying within Section 1 at end of survey; no entry or emergence recorded)

3.3.3 Incidental Bat activity

46. During the bat emergence surveys, additional species including soprano pipistrelle, common pipistrelle, serotine bat and noctule bat were observed commuting and foraging on and adjacent to the Site.

3.3.4 Bat Roost Summary

47. Below is a summary of all bat roosts identified (See 'Appendix A: Results Plan' for roost locations)

Roost Ref	Species and Number	Roost type and Location	Conservation Significance ¹¹	Potential Effect	Level of Effect (in absence of mitigation)
<u>Roost 1</u> 2023 ref: TN 5	Common pipistrelle <i>Pipistrellus pipistrellus</i> (3)	<u>Day Roost</u> Location – Section 1, north east gutter board (adjacent to south eastern aspect); and south eastern gable fascia board considered to create a functionally linked roost. Access - 4 access points closely located	Low	Roost destruction; disturbance; and killing/injury	Major adverse at site level
<u>Roost 2</u> 2023 ref: TN 3	Lesser horseshoe <i>Rhinolophus hipposideros</i> (1)	<u>Day Roost</u> Location – Section 2, apex of open roof void Access – Accessed via the south western large hole, and broken windows of Section 1 on south western, north eastern and north western aspects.	Low	Roost destruction; disturbance; and killing/injury	Major adverse at site level
<u>Roost 3</u> 2023 ref: TN 4	Lesser horseshoe <i>Rhinolophus hipposideros</i> (1)	<u>Transitional Roost</u> Location – Section 2, under lip of pit Access - Accessed via the south western large hole, and broken windows of Section 1 on south western, north eastern and north western aspects.	Low		Major adverse at site level
<u>Roost 4</u> 2023 ref: TN 2	Lesser horseshoe <i>Rhinolophus hipposideros</i> (unknown)	<u>Night Roost</u> Location – Small room in Section 1 (four perches) Access – unconfirmed, likely small broken window of small room	Low / Moderate	Roost destruction; disturbance; and killing/injury	Major adverse at local level
<u>Roost 5</u> 2023 ref: TN 2	Greater horseshoe <i>Rhinolophus ferrumequinum</i> (unknown)	<u>Night Roost</u> Location – Small room in Section 1 (four perches) Access – unconfirmed, likely small broken window of small room	Low / Moderate	Roost destruction; disturbance; and killing/injury	Major adverse at local level
<u>Roost 6</u>	Greater horseshoe <i>Rhinolophus ferrumequinum</i> (1)	<u>Day Roost</u> Location – Section 2, under mezzanine floor - between joists Access – unconfirmed ⁷	Low / Moderate	Roost destruction; disturbance; and killing/injury	Major adverse at local level
<u>Roost 7</u>	Common pipistrelle <i>Pipistrellus pipistrellus</i> (1)	<u>Day Roost</u> Location – Section 1, eastern room internal, specific location unconfirmed Access - via broken window of Section 1 eastern room	Low	Roost destruction; disturbance; and killing/injury	Major adverse at site level
<u>Roost 8</u>	<i>Plecotus</i> sp. (1)	<u>Day Roost</u> Location – Internal, unconfirmed Access - via small broken window of small room in Section 1	Low	Roost destruction; disturbance; and killing/injury	Major adverse at site level
<u>Roost 9</u>	Lesser horseshoe <i>Rhinolophus hipposideros</i> (1)	<u>Day Roost</u> Location – Internal, unconfirmed Access – unconfirmed (recorded flying within Section 1 at end of survey; no entry or emergence recorded)	Low	Roost destruction; disturbance; and killing/injury	Major adverse at local level

¹¹ Conservation significance of any bat roosts found on Site has been assessed in line with Mitchell-Jones, 2004: *The Bat Mitigation Guidelines*

3.4 Nesting Birds

48. Overall, the Dairy provides nesting opportunities for common bird species and is used by a range of bird species. No evidence of a barn owl roost or nest within the Dairy was recorded, and the barn owl observed on the 16th July 2026 was not seen entering or emerging from the structure. The Dairy and Ruins have potential to support common nesting birds, including house sparrow and swallow.
49. A number of swallow nests and droppings were identified within the Dairy. During the Preliminary Ecological Appraisal on 20th June 2025, four deceased nestlings, considered likely to be swallow, were recorded on the ground within Section 1 of the Dairy.
50. During the bat emergence survey on 16th July 2026, swallows were observed nesting within Section 1 of the Dairy, and a barn owl was observed flying around the northern elevation.
51. During the bat emergence survey on 14 August 2026, three to four semi-fledged pigeons were observed within a nest on the ground in Section 2 of the Dairy.
52. Tawny owls were heard calling from the trees to the east of the Site during the 2023 and 2026 bat emergence surveys. A Tawny Owl was identified within the Modern Barn structure on 20th June 2025, no nest was identified and this individual was assessed as perching only.

3.5 Widespread Reptiles & Amphibians

53. The Site was clear of vegetation and was of negligible suitability to support widespread reptiles. Continued management of the Site since has included maintenance of the vegetation at ground height. This management was observed for all neutral grassland within the works area and approximately 5m (at a minimum) from the works area. As such, no reptiles or amphibians are likely to be present within or adjacent to the works area during the spring and summer periods.
54. The pond was found to be absent of great crested newt.
55. The ruins present suitable hibernation opportunities for widespread reptiles such as slow worm and common lizard and potentially also widespread amphibians such as common toad, and widespread newt species. This includes rubble piles adjacent to the ruined walls as well as crevices which may be present at and below ground height.

3.5.1 Great Crested Newt

56. An HSI was completed in 2023 and updated in 2025 and 2026. This returned a category of “Poor” and was considered unlikely to support amphibians. A GCN eDNA survey was completed in 2023 and no DNA was identified.
57. GCN are considered likely to be absent from the adjacent waterbody/pond and due to the lack of nearby waterbodies, are scoped out of the report.

3.6 Other

58. The Site is likely to have various species moving through the Site such as fox, badger, and deer. Species of Principal Importance (SPI) such as hedgehog, are also likely to move across the Site, however, no suitable shelter was identified on Site for this species.
59. The Site itself is unlikely to support any reptiles or amphibians. However, habitats off site such as gardens may have suitability to support these.
60. No other notable or protected species are considered likely to utilise the Site. The hedgerows forming the Site boundaries or those immediately adjacent to the Site boundaries may support dormice but are not to be affected by the works. The tall and narrow hazel hedge is unlikely to be of value to dormice but may support nesting birds.

4 Potential Effects and Avoidance/Mitigation/Compensation

	Baseline Feature	Associated Species / Habitat	Effect	Phase of Development	Duration of Effect	Avoidance / Prevention	Mitigation	Compensation	Predicted Effects
Habitat	Species-poor neutral grassland (poor)	n/a	Loss	Demolition / clearance	Temporary; Permanent	n/a	n/a	Creation of new areas of improved condition neutral grassland	Temporary loss; No long-term effects predicted
Species	Roosting bats (see Section 3.3.4 for list of bat roosts present)	The Dairy	Disturbance; Accidental roost damage / loss	Demolition / clearance	Temporary; Permanent	Demolition / clearance & Construction: - No external lighting will be used between sunset and sunrise. - Works will be timed to be completed outside of the wintering period (i.e. outside of November to March inclusive) as a precautionary measure. - Demolition will employ a precautionary method of working under a NE EPS Licence. A suitably qualified / experienced ecologist will be present during the dismantling of bat roost features.	n/a	A new standalone multi-species bat roost will be created in the location of the Ruins and will accommodate all lost bat roosts (See within Orme Architecture drawing 1807/070 revB)	Temporary loss of roosts No long-term effects predicted
	Birds	Structures (all)	Disturbance to nesting birds; Killing / injury	Demolition / clearance	Temporary; Permanent	- Works will be timed to be completed outside of the bird nesting period (i.e. outside of March to August inclusive) as a precautionary measure. - If this is not possible, then a precautionary method of working must be employed. This could be included as a Condition of Planning Approval.	As part of a precautionary method of working	XXX	Temporary loss; No long-term effects predicted
	Widespread Reptiles	Ruins	Killing / injury (if present)	Demolition / clearance	Temporary; permanent	If works are to be completed during the wintering months (November to February inclusive), a precautionary method of working must be employed. This could be included as a Condition of Planning Approval.	As part of a precautionary method of working	New hibernacula to be created adjacent to new bat roost structure.	Temporary loss; No long-term effects predicted

4.1 General Mitigation Recommendations

61. Storage areas should be kept tidy and free from hazards, and any excavations should be covered, or a means of escape should be provided to prevent animals from entering them and becoming trapped or drowned; and
62. If any protected species or evidence of legally protected species, or any invasive non-native plant species, are unexpectedly encountered at any point during the works, all works should cease, and an ecologist should be contacted for further advice on how to proceed.

5 Enhancements

5.1.1 Habitat

63. New native hedgerows, species-rich neutral grassland (and enhanced neutral grassland), as well as mixed scrub will enhance the Site for invertebrates, foraging and commuting bats as well as foraging and nesting birds.

5.1.2 Bats

64. The creation of the above habitats will enhance the Site for foraging and commuting bats.

5.1.3 Nesting Birds

65. Three swift boxes will be incorporated into the south-easterly aspect of the bat roost structure at or near the eaves and spaced at least 1m apart. These are not intended to be used by swifts but have a broad suitability for a wide variety of bird species and are intended to facilitate nesting by a variety of different birds.

5.1.4 General

66. The areas to be retained under the Client ownership (i.e. surrounding the proposed bat roost structure and to the NE of the Site, will be managed to benefit wildlife in the long term. This will include:
 - The implementation of a wildlife habitat management regime for maintenance operatives to follow;
 - The provision of an information leaflet for new home owners regarding the surrounding wildlife features within the development.

6 Conclusion

67. The proposed works predominantly include the physical loss of habitats of negligible conservation significance and small areas of species-poor neutral grassland of low conservation significance and will create a new native hedgerow, species-rich neutral grassland as well as the enhancement of existing species-poor neutral grassland.
68. The works will result in the loss of a number of low and low to moderate conservation significance bat roosts, which will be compensated for with the creation of a standalone multi-species bat roost structure, all of which will require a Natural England EPS Licence.
69. Recommendations to avoid negative effects have been provided. It is likely that, should the avoidance recommendations be adopted/incorporated, no significant long-term effects are likely to result from the Proposed Scheme.
70. The Site is likely to experience no loss of functional ecology and is likely to result in the increase of overall biodiversity of the Site.

6.1.1 Report Validity

71. In the event of scope or programme changes or if works do not commence within 12 months of the date of this report, then updates to the surveys may be required to ensure the validity of the data, as per CIEEM guidance¹³.

¹³ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys

Appendices

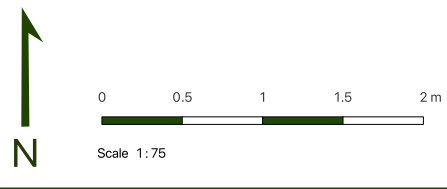


Appendix A: Results Plan



Legend

- Roost 1 - Common pipistrelle
- Roost 2 - Lesser horseshoe
- Roost 3 - Lesser horseshoe
- Roost 4 - Lesser horseshoe
- Roost 5 - Greater Horseshoe
- Roost 6 - Greater horseshoe
- Roost 7 - Common pipistrelle
- Roost 8 - Plecotus Species
- Roost 9 - Lesser horseshoe



Project: Bremeridge Farm	
Title: Results Plan	
Client: A & D Doel	
Date: 02/09/2026	
Ref: 2604-Results_plan	
Drawn	IL
Rev	1.0



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