

PRELIMINARY ECOLOGICAL APPRAISAL
AND BAT SURVEY REPORT

THE BARN, SWEETWELL FARM, SEDGEHILL,
WILTSHIRE

By

stark ecology^{ltd}

SEPTEMBER 2026

CONTENTS

INTRODUCTION	3
METHODOLOGY	5
RESULTS	7
LEGISLATION	28
DISCUSSION AND CONCLUSIONS	30
REFERENCES	35
APPENDIX 1: SITE MAPS AND PLANS	36
APPENDIX 2: EXISTING AND PROPOSED PLANS	38
APPENDIX 3: EMERGENCE SURVEY DATA	40
APPENDIX 4: DNA RESULTS	53

INTRODUCTION

Stark Ecology Ltd was asked by Andy Drake to carry out a Preliminary Ecological Appraisal of a barn at Sweetwell Farm, Sedgehill, Shaftesbury, SP7 9JB which is proposed for demolition and replacement with a two-storey residential dwelling and landscaped garden.

The site is located at OS Grid Reference ST 857 284, 1 km west of the small village of Sedgehill and 1.52 km west of the A350. The larger towns of Gillingham and Shaftesbury are approximately 5 km away to the east and south respectively. The site is surrounded by pastoral farmland interspersed with mature trees and small woodlands with connectivity offered by hedgerows.

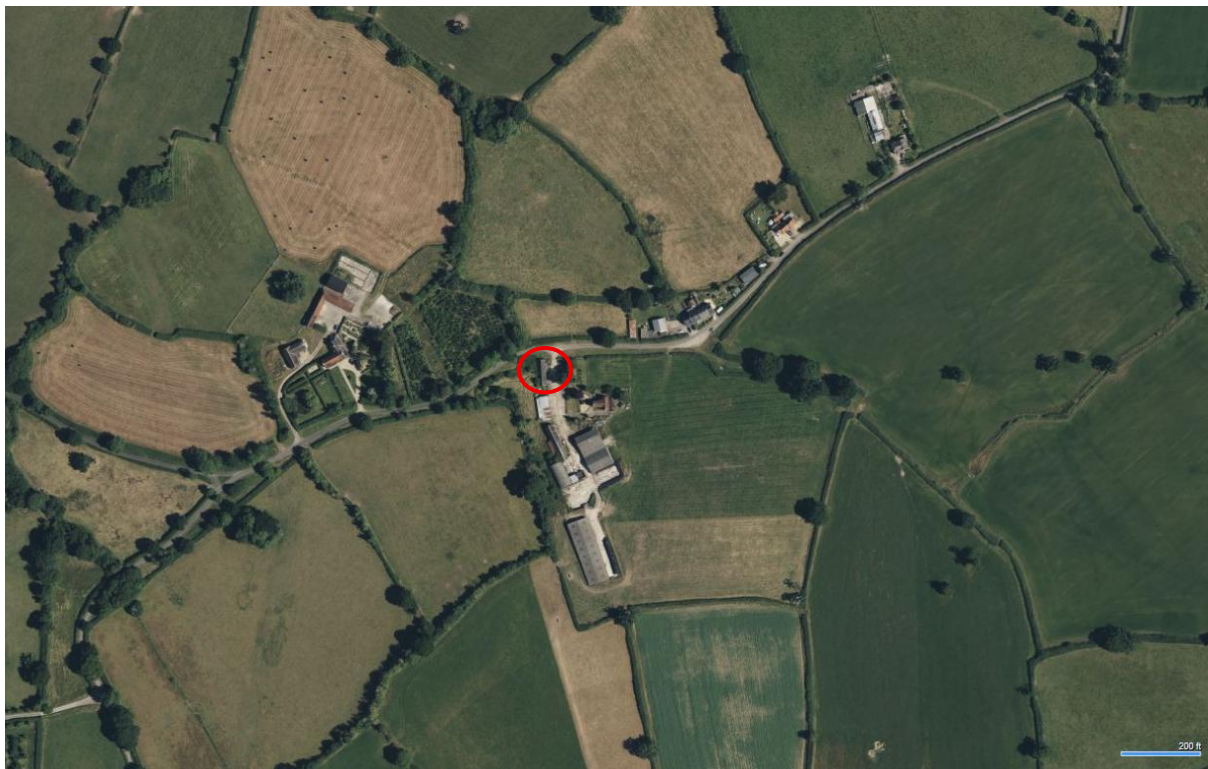


Fig 1: The Barn at Sweetwell Farm is surrounded by pastoral farmland interspersed with mature trees and small woodlands with connectivity offered by hedgerows.

The Preliminary Ecological Appraisal was carried out by Ellie Gollop BSc (Hons) PgD (Natural England Class 1 Bat Licence Number 2025-12605-CL17-BAT) on 20th April 2026, when the weather was sunny with occasional cloud, dry with a moderate breeze. The temperature was approximately 15°C.

As evidence of bats was found within the loft space, and features were identified that offered suitable roosting sites for crevice dwelling bat species, three emergence surveys were carried out.

The first was carried out on 2nd June 2026 by Ellie Gollop and Robyn Caple when the weather was dry and cloudy with a light wind. The temperature was between 13 and 16°C.

A second emergence survey was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence (number 2025-85991-CLS-CLS)) and Ellie Gollop on 25th June 2026 when the weather was dry with minimal cloud and a slight breeze. The temperature was between 27 and 29°C.

The third emergence survey was carried out on 13th July 2026 by Ellie Gollop and Robyn Caple. The weather was dry, with a little cloud and light wind. The temperature was between 21 and 23°C.

METHODOLOGY

Data Search

A data search was requested from the Wiltshire and Swindon Biological Records Centre (WSBRC) for records of protected and notable species and Local Wildlife Sites within 2km of Sweetwell Farm.

The MAGIC website was used to search for details of protected and designated sites within 2km and for details of any European Protected Species licences which have been granted by Natural England for work at sites within 2 km.

Preliminary Ecological Appraisal

The site was surveyed according to the Guidelines for Preliminary Ecological Appraisal set out by the Chartered Institute of Ecology and Environmental Management (CIEEM), in which the habitats present on site are classified (according to The UK Habitat Classification Version 2.0) and any signs of protected or notable species were also recorded:

Bats: The existing barn will be demolished so was surveyed in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust, for evidence of, or potential for, the structure to support roosting bats. The on-site habitats were assessed for their value to bats when commuting and foraging.

Badgers: Evidence of badgers was sought, in particular badger setts which can be recognised by their characteristic size and shape, with large spoil heaps outside entrances. Other signs such as latrines (small pits in which badgers deposit their faeces), pathways through vegetation, hairs adhering to vegetation or sett entrances and snuffle holes indicating foraging were also noted.

Great crested newts: The habitats on and surrounding the site were assessed for their suitability to support great crested newts.

Reptiles: The habitats on site were assessed for their suitability to support reptile species.

Nesting birds: The habitats on site were assessed for their suitability to support nesting birds.

Hedgehog: The habitats on site were assessed for their suitability to support hedgehog.

Emergence Surveys

Emergence surveys were carried out from 15 minutes before sunset until 90 minutes after sunset on 2nd June, 25th June and 13th July 2026. EM Touch Pro 2 detectors were used to confirm the species observed. Night Visual Aids were used by the surveyors with a Canon XA 25 camera and Nightfox Whisker used to aid visual assessment of bat activity associated with the building. Bat activity in the surrounding area was also noted.

Limitations

This survey provides a brief snapshot of the site at the time the work was carried out and while every step was taken to ensure that the results of the survey are accurate, features of ecological value can change and therefore this report is only valid for 12 months.

RESULTS

Desk Study

Habitats

There are no Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within 2 km of the barn at Sweetwell Farm, Sedghill.

The results of the data search from WSBRC identified seven Local Wildlife Sites (LWS) within 2km, as summarised in Table 1.

Table 1: Local Wildlife Sites (LWS) within 2km of Sweetwell Farm.

LWS	Reason for Designation	Distance and Direction from Site
Westmarsh Farm Meadows	A series of unimproved hay meadows with species-rich grassland and hedgerows with old Oak pollards on clay soils.	c.600m NW
Mere Park Pale	A narrow strip of ancient semi-natural broadleaved woodland running along the county boundary.	c.950m W
Hayes Copse	A small stand of ancient semi-natural broadleaved woodland.	c.950m SE
Dewsdawn Copse	A small stand of ancient semi-natural broadleaved woodland.	c.1km S
Mere Park Meadows	A series of hay meadows with species-rich grassland and hedges most with in-field ponds.	c.1.2km NW
Semley Common	An extensive network of unenclosed habitats, remnants of a much larger common. Includes hay meadows, other neutral grasslands, scrub woodland, small wet areas and ponds.	c.1.6km SE
Little Leigh South Meadow	A steeply sloping, east-facing site with neutral grassland with many very large anthills and flush-mire communities at the bottom.	c.1.9km NE

Species

The following bat species have been recorded within 2km of Sweetwell Farm:

- Barbastelle *Barbastella barbastellus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *R. hipposideros*
- Serotine *Eptesicus serotinus*
- Daubenton's *Myotis daubentonii*
- Whiskered *M. mystacinus*
- Natterer's *M. nattereri*
- Noctule *Nyctalus noctula*
- Leisler's *N. leislerii*
- Common pipistrelle *Pipistrellus pipistrellus*
- Soprano pipistrelle *P. pygmaeus*
- Nathusius pipistrelle *P. nathusii*
- Brown long-eared *Plecotus auritus*

One licence has been granted by Natural England for work affecting roosting bats at locations within 2 km of Sweetwell Farm:

- In 2020, at a site which is c.200 m to the west, a licence was granted for work resulting in damage to a resting place used by brown long-eared, common pipistrelle and serotine bats.

Other mammal records that might be relevant to the proposals for this site include badger *Meles meles* and brown hare *Lepus europaeus*.

A single record of great crested newt *Triturus cristata* was returned for a location which is c.2km to the northwest and the only reptile record was a historic (1970s) record of an adder *Vipera berus*.

Preliminary Ecological Appraisal

The site supports the following habitats:

- Vegetated garden.
- Developed land, sealed surface.
- Permeable surface.
- Building.

Vegetated Garden

The existing barn is flanked by an amenity garden to the west. The garden comprises lawn and amenity shrub planting, with a number of semi-mature trees including hazel *Corylus avellana*, fig *Ficus carica* and a Japanese red cedar *Cryptomeria japonica*. None of the existing trees are to be retained. One new tree is proposed as well as a native hedgerow which will form the western boundary.

Developed land, sealed surface

To the east of the barn was hardstanding. This will be retained, giving access from the road in the north, through to the farm buildings to the south.

Permeable surface

A small area of banded loose hardcore was to the south of the barn, upon which was stored 12 bales of silage. The redline boundary bisects this permeable area.



Fig 2. The barn at Sweetwell Farm was flanked by amenity garden to the west. Photo taken 20th April 2026 facing northeast.



Fig 3. To the east of the barn was hardstanding. Photo taken 20th April 2026 facing north.



Fig 4. A small area of banded loose hardcore was to the south of the barn. Photo taken 20th April 2026 facing east.

Building

The barn at Sweetwell Farm is a single storey barn originally built of stone block-work with the more recent addition of cement block to fill in the eastern wall which also had the only doors and windows. The roof of the barn is covered with slates over bitumen felt and the ridge runs north-south.

The interior of the barn consisted of a low-ceilinged room occupying the whole of the ground floor, used for storage, and an empty roof void which was also a single, continuous space.

The entire building will be demolished and replaced with a two-storey dwelling.



Fig 5. The barn at Sweetwell Farm. Photo taken 20th April 2026 facing northwest.



Fig 6. The interior of the barn consisted of a low-ceilinged room occupying the whole of the ground floor. Photo taken 20th April 2026.



Fig 7. The interior of the barn had an empty roof void which was a single, continuous space. Photo taken 20th April 2026.

Bats

Roosting - External

The roof of the barn was in good overall condition. The western roof was intact with no missing or damaged slates, while the eastern roof had two missing slates, one towards the centre and the fifth in from the north end. The entire length of the ridge was accessible on both sides under the tiles.

The eastern elevation had many access points into the barn and crevice features. Three windows were permanently open and the stable doors, though routinely kept closed, had holes. A gap in the joists was noted to the left of the northern most door frame and cracks were found in the block work at the northeastern corner. Further cracks were located at the southeastern corner, but these were judged too open for shelter and would function as access points only.



Fig 8. Eastern elevation: missing slate at the centre. Photo taken 20th April 2026.



Fig 9. Eastern elevation: gap at joist. Photo taken 20th April 2026.



Fig 10. Eastern elevation: missing slate at the northern end of the eastern roof and the cracks on the northeastern corner. Photo taken 20th April 2026.

The southern elevation was a gable end with a boarded window in the centre. The barge boards on the left had gaps where the board was slightly lifted as well as gaps from holes in the block work. Mortar was missing from the top blocks of the wall, but it was not clear from the ground how deep the resulting crevices were. Further holes were identified on the right side of the gable end with a substantial cleft behind the downpipe and several smaller holes in the blockwork. There were additional larger holes which gave access to the barn's interior.



Fig 11. The southern elevation was a gable end and had a boarded window in the centre. Photo taken 20th April 2026.



Fig 12. Southern elevation: a substantial cleft behind the downpipe. Photo taken 20th April 2026.

The western elevation was flanked by shrubs and medium sized trees with ivy encroaching on the walls up to the eaves in places. The roof slates all appeared intact. To the northern end several large cracks were present in the wall, providing potential roost features as well as access to the interior. In addition, it was noted that the eaves were open, giving access to the roof void.



Fig 13. The western elevation: ivy encroaching on the walls up to the eaves in places. Photo taken 20th April 2026.



Fig 14. Western elevation: on the northern end several large cracks were present in the wall, providing potential roost features as well as access to the interior. Photo taken 20th April 2026.

The northern gable end was covered in substantial ivy growth obscuring the western half of the elevation up to the apex. Along the left side bargeboard gaps were present forming crevices for roosting as well as access to the interior. In addition, mid-way along the edge, two crevices were identified in the joists. The centre of the gable end had a box fixed over the window which was fully open at the base and loosely attached all around.



Fig 15. Northern elevation with ivy and box. Photo taken 20th April 2026.



Fig 16. Northern elevation: the centre of the gable end had a box fixed over the window which was fully open at the base and loosely attached all around. Photo taken 20th April 2026.

Roosting – Internal

The ground floor was well lit from the multiple windows on the eastern elevation. The block work had deteriorated over time and caused many crevices in the back (western) wall, especially toward the north end. Ivy had grown through the eaves and into the room from the western elevation. Access between the room and roof void was clear in many locations via space in the ceiling. Minor crevices were present between the beams. No evidence of bats such as droppings, staining or scratches was found in the ground floor, however the amount of stored furniture meant not all surfaces could be checked and some evidence may have been obscured.



Fig 17. The block work has deteriorated over time and caused many crevices in the back (western) wall, especially toward the north end. Photo taken 20th April 2026.



Fig 18. Ivy had grown through the eaves and into the room from the western elevation. Photo taken 20th April 2026.

The roof void was approximately 2 m high to the ridge and formed one continuous space of several metres, except for an internal wall at the southern end approximately 30 cm from the external wall. It was not possible to look behind this wall, but many gaps were present to link the spaces. The loft was empty with residual straw carpeting the floor and ivy encroaching from the west. The roof was in good condition, the bitumen felt had no holes but did not overlap at the ridge. All beams and joints were checked and no bats were present. The block work of the gable ends had many holes and crevices, but no bats were found.

Bat droppings were found in small quantities (< 30 approximately) throughout the roof void, predominantly at the two ends, both on the floor and stuck to the plyboard on the wall. The droppings were mostly very old. The droppings varied in size and samples were collected for DNA analysis which showed soprano pipistrelle and brown long eared bats. Single wings of two butterflies were found at separate locations in the roof void, which may indicate bats feeding, however the very small number of wings reduced the certainty of this.



Fig 19. An internal wall at the southern end approximately 30 cm from the external wall. Photo taken 20th April 2026.



Fig 20. Example of bat dropping found on the floor of the barn roof void.

Commuting and Foraging

The site supports habitat which can be of value to bats when commuting and foraging and is connected to other areas of high-quality habitat for this purpose in the surroundings.

The mature trees, lawn and amenity planting within the garden are suitable for bats to use when commuting and foraging and it is likely that a range of species use the garden when moving through the surrounding landscape at night.

Emergence Surveys

Emergence Survey 2nd June 2026

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

At 2150 surveyor one recorded one bat emergence from a third of the way down the ridge from the northern apex. The bat flew off site to the south. No call was recorded for the emergence, but common pipistrelle calls were recorded before and after.

Throughout this survey foraging was recorded along the road and across the yard east of the barn by common pipistrelle. Passes by *Myotis* bat species (including Natterers), noctule bat and serotine bat were also recorded.



Fig 21. At 2150 surveyor one recorded one bat emergence from a third of the way down the ridge from the northern apex.

Emergence Survey 25th June 2026

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

At 2217 surveyor two recorded one common pipistrelle emergence from the centre window of the eastern elevation. The bat flew off site to the east.

Throughout this survey foraging was recorded along the road and across the yard east of the barn by common pipistrelle and noctule bat. Passes by a *Myotis* bat species, brown long eared and serotine bats were also recorded.



Fig 22. At 2217 surveyor two recorded one common pipistrelle emergence from the centre window of the eastern elevation.

Emergence Survey 13th July 2026

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

No emergences were identified from the barn.

Throughout this survey foraging was recorded along the road and across the yard east of the barn by common pipistrelle and long eared bat. Passes by *Myotis* bat species (including Natterers) were also recorded.

Badgers

No setts or other evidence of badgers were identified within the site but it supports suitable habitat for badgers as they commute and forage through the surrounding landscape.

Great Crested Newts

A ditch is present on the northern boundary, but this was dry at the time of the survey carried out in April 2026. Being dry so early in the year indicates the ditch is

dry for a significant portion of the year and would be unlikely to support breeding amphibians.

The results of the data search included a record of this species and a review of OS Maps has identified a network of ponds within 500m of the site (and beyond), the nearest of which is c.175m to the west. The Natural England Rapid Risk Assessment Tool confirms that the loss of up to 0.1Ha of terrestrial habitat (the site is c.0.03Ha) between 100-250m from a pond which is used by great crested newts for breeding would be unlikely to result in an offence under the relevant legislation.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.01
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

As a result, the proposals to demolish the barn and replace it with a new dwelling are not considered likely to result in impacts on great crested newts and their habitat and no further surveys for them are required.

Reptiles

The garden of the property is suitable to support common reptile species such as slow worm *Anguis fragilis*.

Nesting Birds

The trees and amenity shrubs in the garden of the property are potentially suitable for nesting birds to use between March and August (inclusive). Evidence of birds historically nesting in or on the property was found, but no active nests were identified.

Many sticks were evident in the largest of the holes at the base of the gable end in the righthand corner, indicating historical activity by nesting birds.

Internally eleven bird nests were counted fixed to the rafters, a combination of robin *Erithacus rubecula*, wren *Troglodytes troglodytes* and swallow *Hirundo rustica*.



Fig 23. Southern elevation: many sticks were evident in the largest of the holes at the base of the gable end in the righthand corner. Photo taken 20th April 2026.



Fig 24. Bird nest fixed to the rafters. Photo taken 20th April 2026.



Fig 25. Bird nest fixed to the rafters. Photo taken 20th April 2026.



Fig 26. Bird nest fixed to the rafters. Photo taken 20th April 2026.



Fig 27. Bird nest fixed to the rafters. Photo taken 20th April 2026.



Fig 28. Bird nest fixed to the rafters. Photo taken 20th April 2026.

Hedgehog

The site supports suitable habitat for hedgehogs to use when commuting and foraging through the wider landscape at night.

LEGISLATION

Bats

Bats are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and under Section 9 of the Wildlife and Countryside Act 1981.

Under this legislation it is an offence to:

- Kill, injure or handle a bat;
- Possess a bat (whether alive or dead);
- Disturb a roosting bat; or
- Sell (or offer for sale) a bat (without an appropriate licence).

In addition, it is an offence to damage, destroy or obstruct access to a bat roost, whether it is currently in use or not.

Where bats are present within a feature or structure on a development site in England, a licence may be granted by Natural England for works to alter or remove the roost. Licence applications can only be made once full planning permission has been granted and a suitable mitigation strategy (set out in a detailed Method Statement) forms an essential part of this application process. Works are likely to be seasonally restricted and must be carried out in accordance with the Method Statement agreed with Natural England.

Reptiles

All native reptile species are protected against intentional or reckless killing or injury by the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act.

The habitat of the four common species of reptile (common lizard *Lacerta vivipara*, slow worm, adder *Vipera berus* and grass snake *Natrix natrix*) does not receive additional protection.

Nesting Birds

The Wildlife & Countryside Act 1981 protects bird species in the UK and makes it an offence to:

- Intentionally kill, injure or take a wild bird;

- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- Intentionally take or destroy the egg of any wild bird.

Other offences under this legislation relate to taking and possessing specimens or the eggs of wild birds.

Hedgehog

Hedgehogs are a Species of Principal Importance (SoPI) under Section 41 of the NERC Act (2006) and should, as such, be conserved through the planning process. Hedgehogs would also fall under the provisions of the Wild Mammals (Protection) Act, 1996, which prevents certain cruel acts against wild mammals.

DISCUSSION AND CONCLUSIONS

Habitats

The site does not lie within or immediately adjacent to any designated, protected or Priority habitats and as the site comprises part of an amenity garden, the habitats within the site and that will be affected by the proposals have limited intrinsic ecological value.

Bats

Roosting

The existing barn has been found to support a bat roost in the loft space. The DNA analysis of the droppings collected identified soprano pipistrelle and brown long eared bat species while the emergence surveys found two common pipistrelle bats exiting from under a ridge tile and through a window on the eastern elevation.

The roosts in the barn will all be destroyed when it is demolished and replaced and in order to proceed lawfully, demolition of the existing barn will require a licence from Natural England.

An application to Natural England for a licence can be made once any necessary planning permission has been granted and all conditions relating to wildlife have been discharged. Under the terms of the licence, and to maintain the Favourable Conservation Status of bats at the site, works to strip areas of the building which are used by roosting bats will need to be carried out by hand under ecological supervision. Materials will be carefully removed by hand and will be lifted, not rolled, to prevent crushing any bats which may be present beneath. All materials will then be checked on all surfaces for bats before stacking or throwing.

Any bats that are found will be caught by the supervising ecologist and placed in a Schwegler 2F bat box (or suitable equivalent) which will be installed on a tree in a quiet area of the site and away from disturbance by construction works.

The roosts at this site are of low conservation significance (Figure 4, Bat Mitigation Guidelines) and so works which have the potential to disturb bats or their roosts can be carried out at any time of the year, but not when daytime temperatures are below 8°C, in heavy rain or strong winds.

To mitigate the loss of the common and soprano pipistrelle roosts integrated bat boxes (eg. [Integrated Eco Bat Box | NHBS Practical Conservation Equipment](#)) will be built into the east and west aspects of the new dwelling, at a minimum height of 3 m.

Mitigation for the loss of the brown long-eared roost will need to be a void space and this will be provided in a retained barn within the farmyard, immediately to the south of the new dwelling. The void space will be created inside the open agricultural shed and will have a minimum height of 1.5 m and a floor area of 5 m x 2 m.

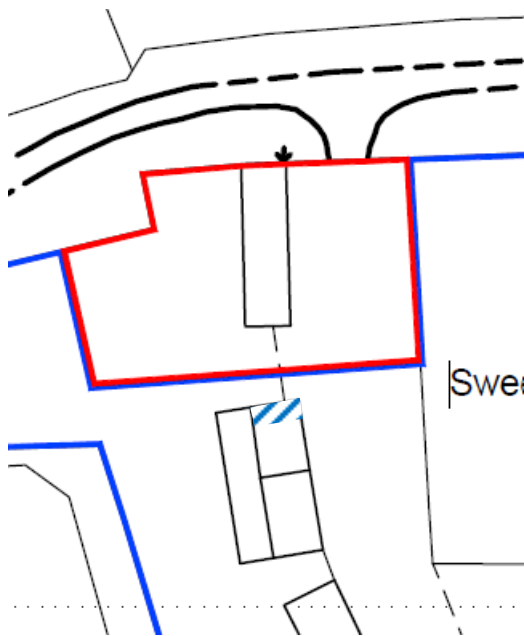


Fig 29: A void will be provided in the barn to the south of the new dwelling to mitigate the loss of a brown long-eared roost.

 Void space for brown long-eared bats



Fig 30: This area of the barn to the south of the new dwelling will be enclosed to provide a void space for brown long-eared bats.

The void space will be created inside the barn using plywood sheets which will be insulated with insulating board. Access to the void space will be provided in the east face of the void space, using [1FE Schwegler Bat Access Panel | NHBS Practical Conservation Equipment](#).

Commuting and Foraging

The on-site habitats are part of a landscape which provides high quality commuting and foraging ground for bats. The proposals will not result in any loss of commuting and foraging habitat or any severance of habitat connectivity.

Lighting of the replacement dwelling is to be kept to a minimum and will not be allowed to shine onto boundary vegetation. Where external lighting is required for the purposes of safety or security, this will comply with ILP Guidance Note 8 and will be installed to the following specification:

- LED luminaires with a warm white (<2700 kelvin) spectrum
- Peak wavelength higher than 550nm
- External lighting will use motion sensors and be set to a short timer (c.1 minute)
- Luminaires with an upward light ration of 0% will be used.

Badgers and Hedgehog

No badger setts have been identified at the site but badgers could commute through the site when moving through the surrounding landscape. The following steps will be taken to avoid accidental harm to badgers and other wildlife (including hedgehog) moving across the site during construction works:

- Any trenches that have to be left open overnight must be adapted so that any animal that falls into it is able to escape, either by leaving a gradient at one end, or placing a structure (such as a plank of wood) in the trench to allow animals to climb out;
- Anything that may present a fire or other hazard (eg. stored chemicals) should be kept securely locked and made inaccessible to wild animals moving around the site at night.

Reptiles

The site supports habitat that is suitable for common reptile species such as slow worm. No further survey work has been carried out for these species as impacts on potentially suitable reptile habitat will be temporary and on completion of construction and landscaping works the site will continue to provide habitat for reptiles and connectivity to other areas of suitable habitat for reptiles will be retained.

To protect individual animals from harm during construction, the following precautionary working methods will be adopted.

Precautionary Working Methods

April – September (Inclusive)

Where site works are to be carried out over the spring and summer months, when reptiles are active and could be present within the garden of the property, the following approach to site preparation is recommended in order to avoid negative impacts on them.

Prior to any works commencing, and before any delivery of materials for the works, all vegetation in the construction area should be progressively mown to gradually reduce the length and density of the vegetation on site. The final cut should be as close to the ground as possible without scouring. Progressive mowing carried out over several days will encourage any reptiles present to move out of the development area into surrounding retained habitat. Once the vegetation has been mown to ground level it must be kept close mown until works on site are complete. If the vegetation is allowed to re-grow reptiles may move back onto the development site and a progressive mowing regime should be reinstated to prevent harm to animals that have returned.

October – March (Inclusive)

The footings of the former building on which the replacement dwelling is proposed provide suitable crevices in which reptiles could seek shelter over the winter hibernation period. Areas of hard standing surrounding the existing dwelling are also suitable for these purposes. The removal of the footings and hard standing will be carried out between April and September, when reptiles are active and will not be hibernating in these areas of the site.

Nesting Birds

The amenity shrubs and trees in the garden of the property are suitable for nesting birds between March and August (inclusive) and the barn has been confirmed to have been used by nesting bird species. Vegetation will be removed under the proposed plans for this site and given the protection afforded to all breeding birds, their nests, eggs and young, where areas of habitat are to be removed it is strongly recommended that any removal of, or disturbance to, vegetation or structures that offer potential nesting habitat for breeding birds, should be undertaken between October and February, inclusive, outside of the main bird breeding season. Demolition of the barn will need to be carried out when nests are not active.

During this period the vegetation should be cut down to ground level, using hand-held mechanised tools, and the arisings removed from the site. Should this seasonal constraint prove not to be practicable, then suitable surveys for active nests should be undertaken of any vegetation which is to be cleared during the nesting bird season (March to August, inclusive). These surveys should be undertaken by a suitably qualified ecologist immediately prior to the start of any works. If any active nest or nest under construction is found, then a buffer zone of at least 5m (with distance dependent upon species and location) should be created around the nest and maintained until all chicks have fledged. Once the fledglings are no longer dependent upon the nest, works can then re-commence.

It should be noted that significant delays can result to works being undertaken during the breeding bird season and, as such, it is strongly recommended that vegetation clearance works, where possible, are completed during the winter months.

To mitigate the loss of nest sites when the barn is demolished, six swallow nest cups (eg. [WoodStone® Swallow Nest Bowl \(Plywood board mounted\) | NHBS Practical Conservation Equipment](#)) will be installed in suitable areas of retained barns across the farmyard and five [Vivara Pro Barcelona WoodStone® Open Nest Box | NHBS Practical Conservation Equipment](#) will be provided in retained vegetation surrounding the location of the new dwelling.

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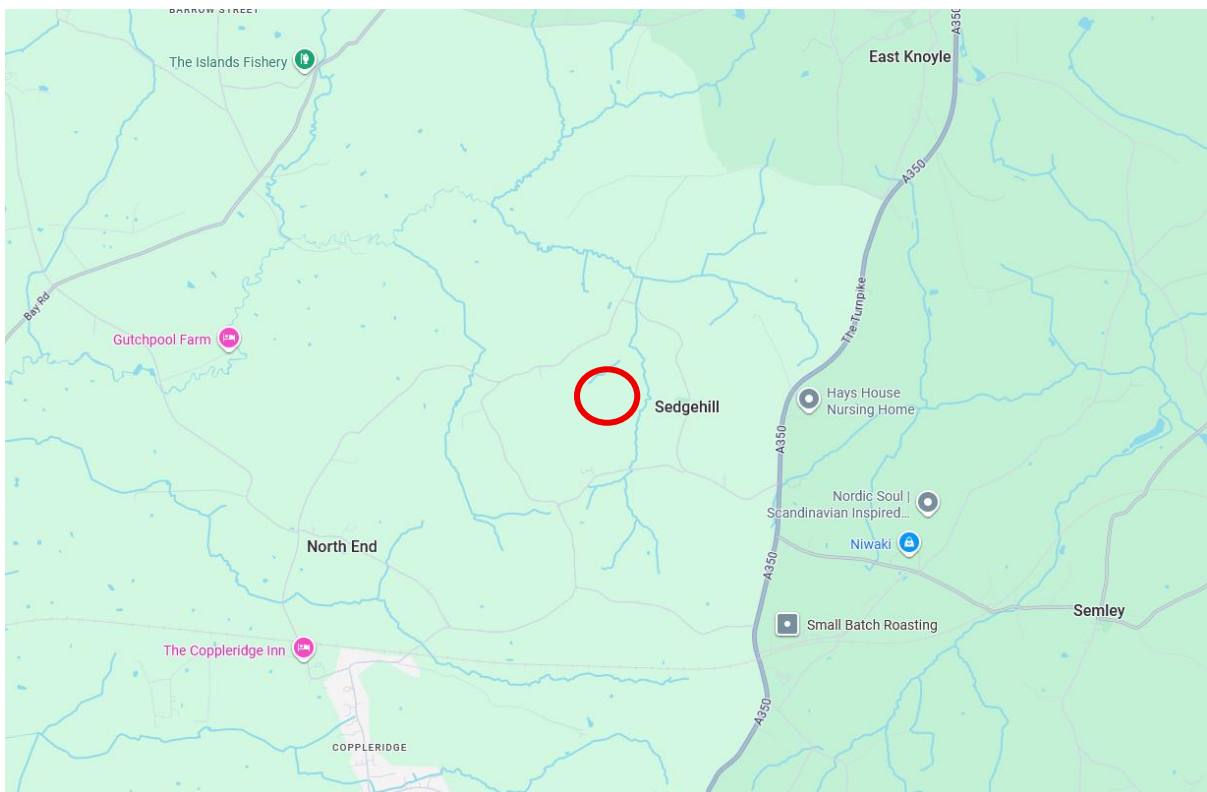
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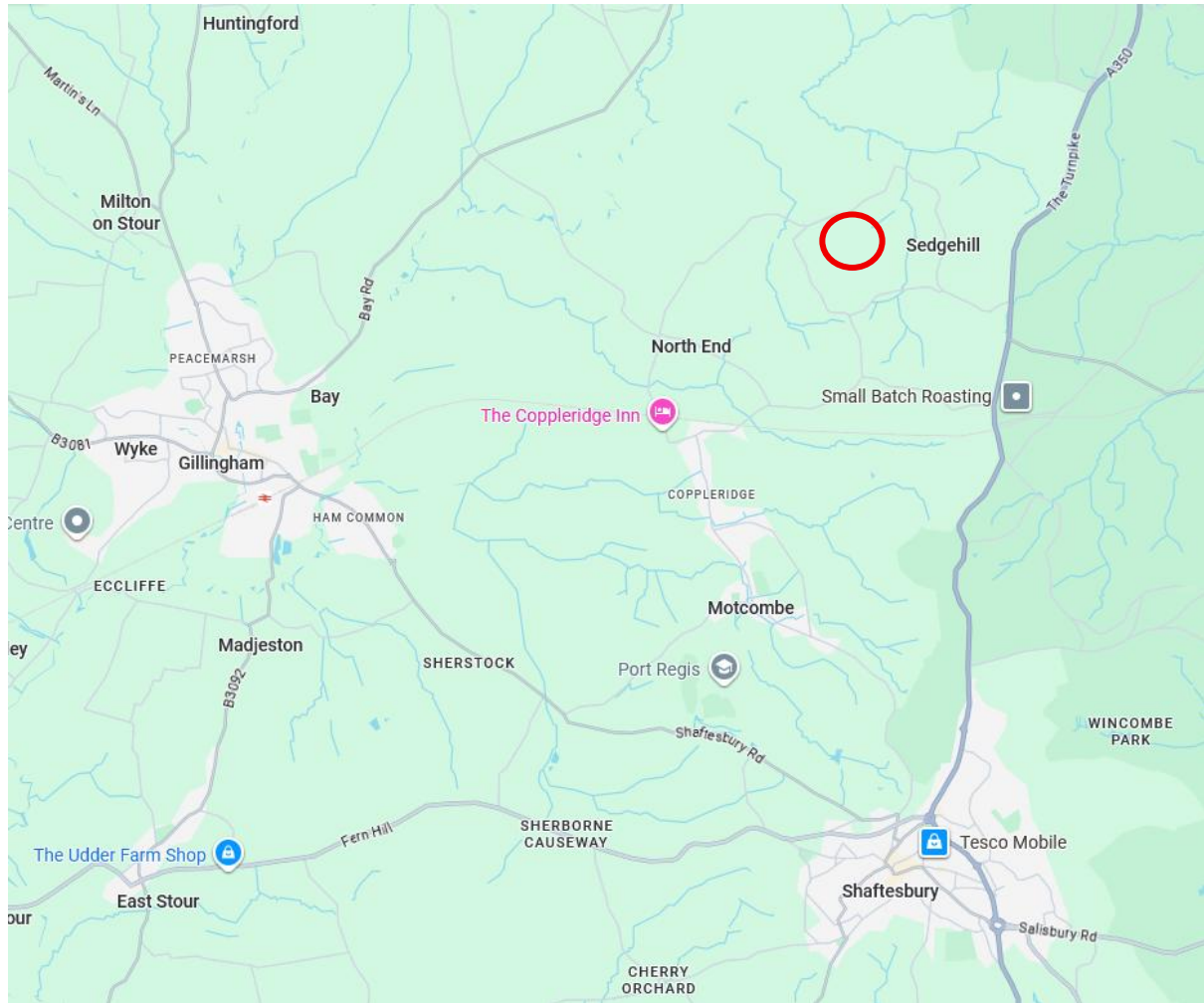
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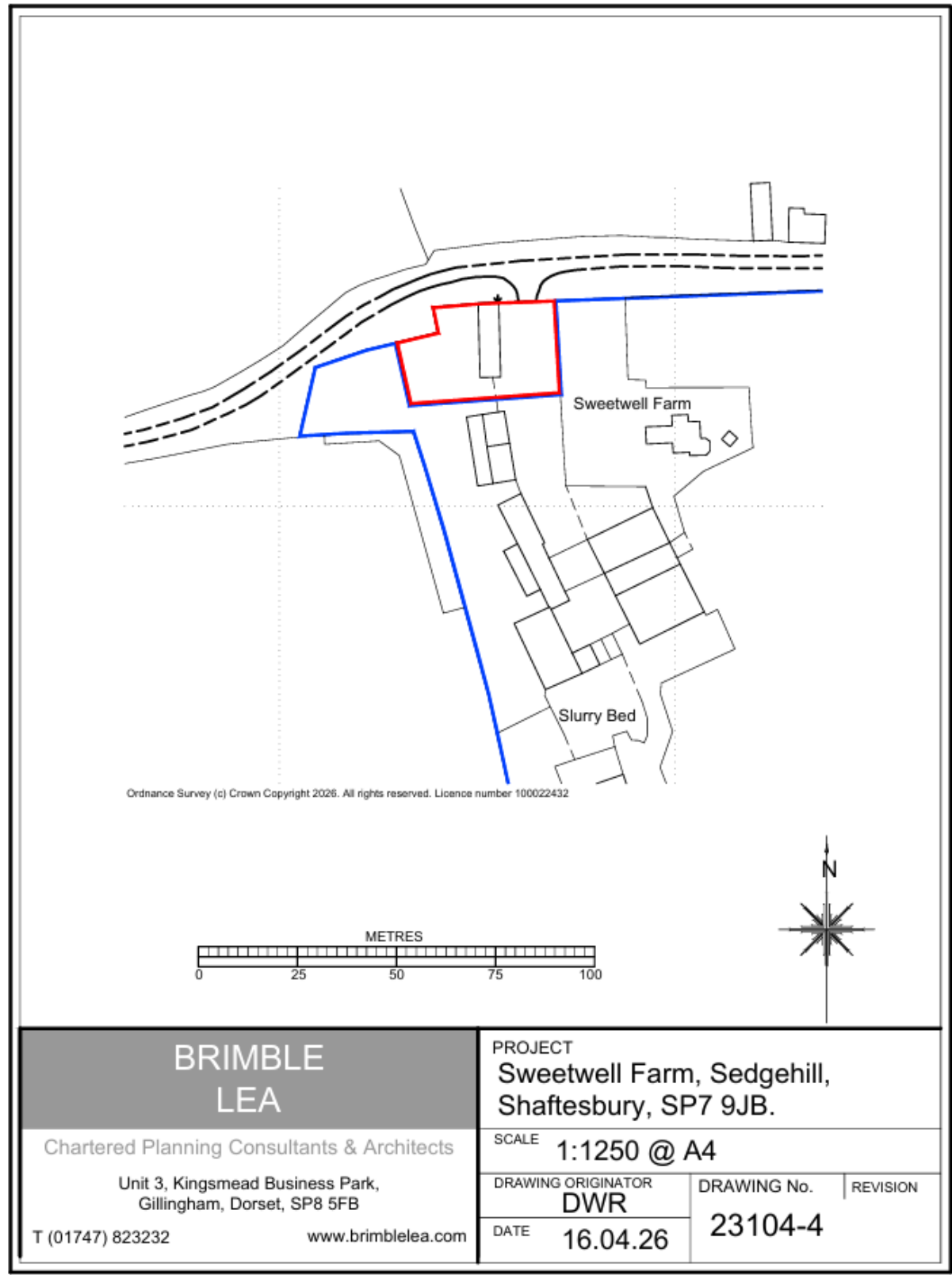
APPENDIX 1: SITE MAPS





APPENDIX 2: EXISTING AND PROPOSED PLANS

Existing Site Plans



Site Proposals



APPENDIX 3: EMERGENCE SURVEY DATA

EMERGENCE SURVEY 2ND JUNE 2026 – SURVEYOR 1

stark ecology ltd

Survey Sheet – Bat Activity

Echometer Touch Pro 2

Canon X A 25 + IR
lights

Site Name: The Barn, Sweetwell Farm

Date: 02.06.26

Weather Conditions: 70% cloud, no rain, 2-3 wind

Max Temp: 16°C

Min Temp: 13°C

Sunset Time: 2113

Survey Type: Emergence

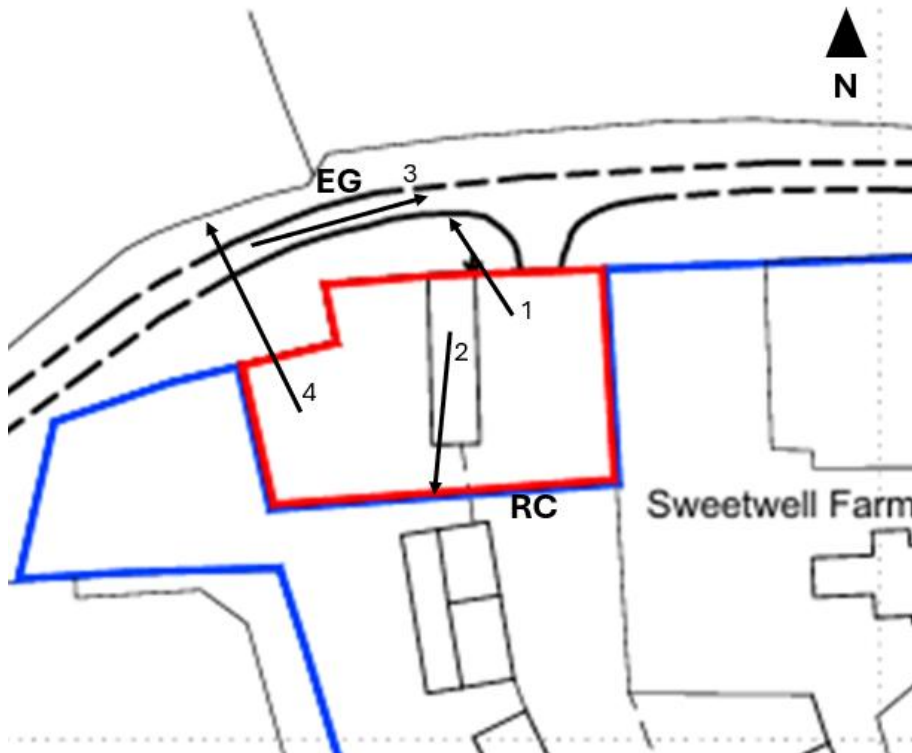
Survey Starts: 2058

Survey Ends: 2243

Surveyor: EG

Time	Map Ref	Species	Activity
2141		45 pip	Pass
2146	1	45 pip	Pass close to NE corner
2150	2	No call	EMERGE under ridge tile then away S
2151	3	45 pip	Commute road W-E
2153	4	45 pip	Commute S-N. Low flight
2156		45pip	Foraging loops along road to N, into field and yard. Every minute until 2215, reduced in frequency towards the end.
2159		Myotis sp	HNS
2206		Noctule	Commute HNS
2213		Myotis sp	HNS pass quiet
2219		Myotis sp (Natterers)	Pass N elevation along road, brief look at wall/N gable
2227		Serotine	Brief pass along s-n close to roof

2233		Serotine	Pass HNS close.
2234		Myotis sp	
2235		Serotine	



EMERGENCE SURVEY 2ND JUNE 2026 – SURVEYOR 2

stark ecology ltd

Survey Sheet – Bat Activity

Anabat SD2

Nightfox Whisker

Site Name: The Barn, Sweetwell Farm

Date: 02.06.26

Weather Conditions: 70% cloud, no rain, 2-3 wind

Max Temp: 16°C

Min Temp: 13°C

Sunset Time: 2113

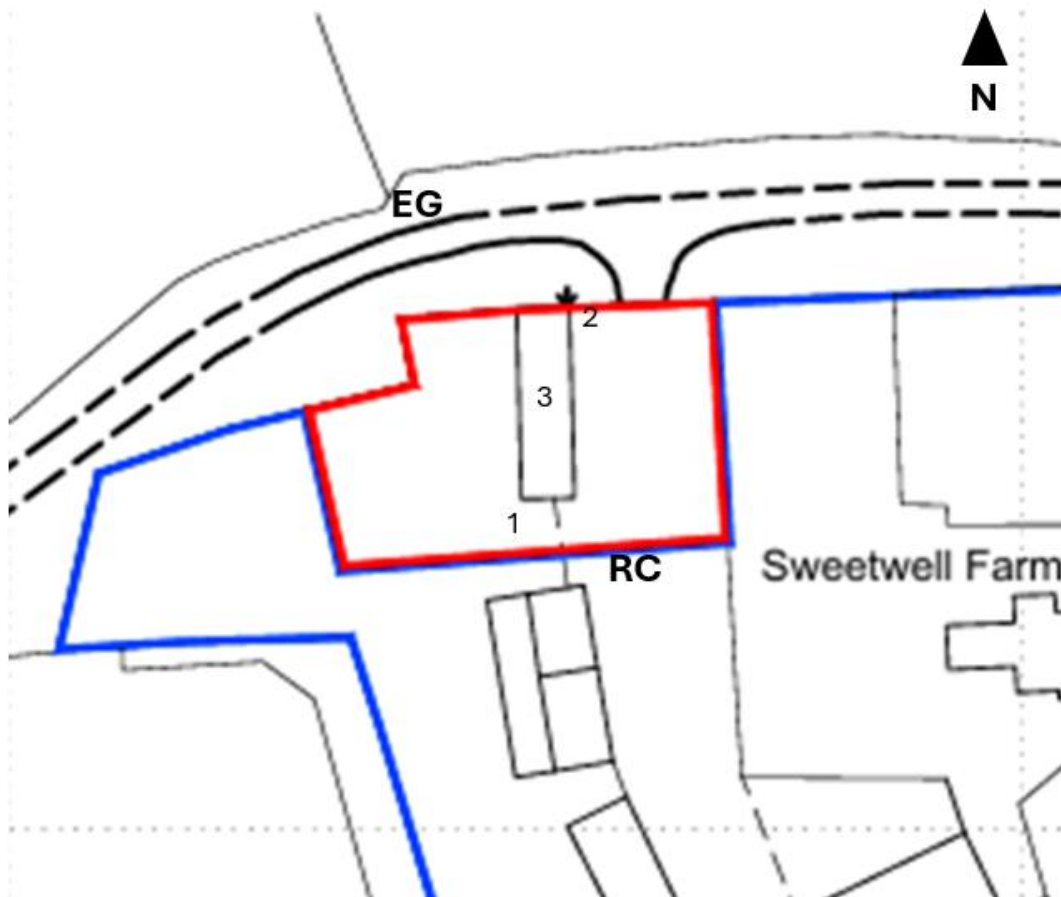
Survey Type: Emergence

Survey Starts: 2058

Survey Ends: 2243

Surveyor: RC

Time	Map Ref	Species	Activity
2142	1	Pip	Pass between buildings, came from west
2148	1	45 pip	Pass between buildings, across drive, past tree to east
2151	2	45 pip	Emerged or passed by furthest window several times
2159	3	45 pip	Pass over roof
2200	2	45 pip	Pass several times through drive
2203	2	45 pip	Pass several times through drive
2205	1	45 pip	Pass between buildings from west
2208	2	45 pip	Pass from south and between buildings twice
2212	3	45 pip	Pass over roof from west



EMERGENCE SURVEY 25TH JUNE 2026 – SURVEYOR 1

stark ecology ltd

Survey Sheet – Bat Activity

Echometer Touch Pro 2

Nightfox Whisker

Site Name: The Barn, Sweetwell Farm

Date: 25.06.26

Weather Conditions: 5% cloud, no rain, 1 wind

Max Temp: 29°C

Min Temp: 27°C

Sunset Time: 2127

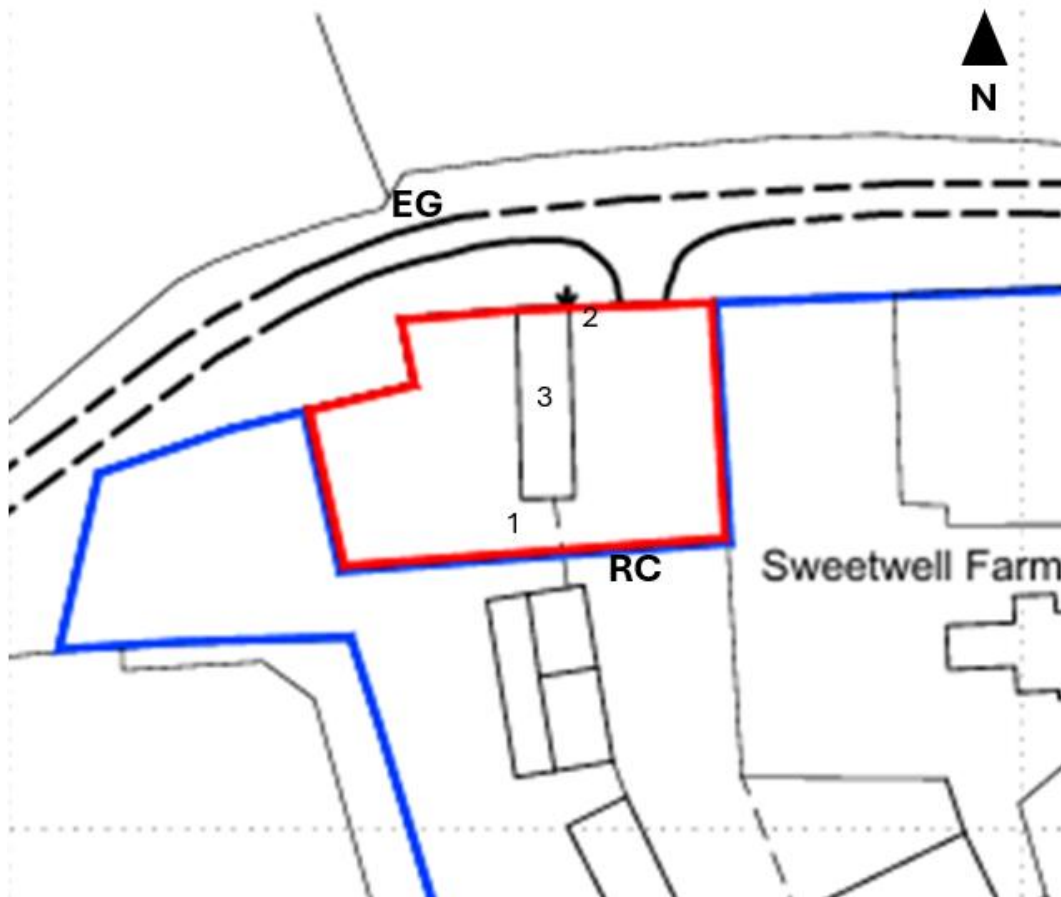
Survey Type: Emergence

Survey Starts: 2112

Survey Ends: 2257

Surveyor: GS

Time	Map Ref	Species	Activity
2204	1	45 pip	Flew around side of barn
2205		45 pip	Faint calls HNS
2210		45 pip	Forage along road
2213		Noctule	Faint calls HNS
2215		45 pip	Faint calls HNS
2217		45 pip	Faint calls HNS
2221		Noctule	HNS
2223		45 pip	Forage HNS
2229		Serotine	Faint calls HNS
2232		45 pip	Brief call HNS
2249		45 pip	HNS



EMERGENCE SURVEY 25TH JUNE 2026 – SURVEYOR 2

stark ecology ltd

Survey Sheet – Bat Activity

Echometer Touch Pro 2

Canon X A 25 + IR
lights

Site Name: The Barn, Sweetwell Farm

Date: 25.06.26

Weather Conditions: 5% cloud, no rain, 1 wind

Max Temp: 29°C

Min Temp: 27°C

Sunset Time: 2127

Survey Type: Emergence

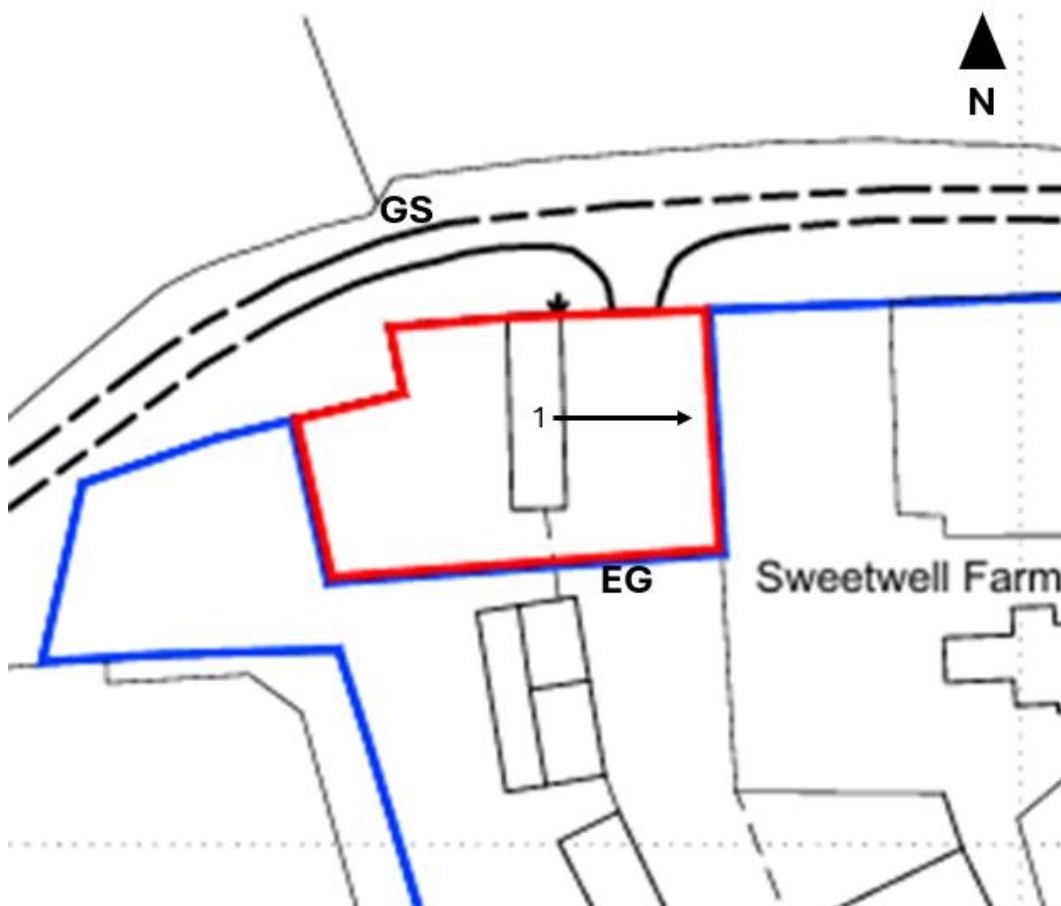
Survey Starts: 2112

Survey Ends: 2257

Surveyor: EG

Time	Map Ref	Species	Activity
2156		45 pip	Commute W-E over S end of barn
2157		45 pip	Pass hns
2159		45 pip	Forage yard
2159 - end		45 pip	Regular passes HNS foraging or strong commute route
2207		45 pip	Commute W-E over centre barn
2210		Tawny Owl	Pass
2212		45 pip	Commute E-W over barn then straight back
2213		Noctule	Hns
2214		45 pip x 2	Pass W-E low (2m) S end of barn
2215		45 pip	W-E commute
2217	1	45 pip	EMERGENCE. Middle window on E elevation, away E.
2217		45 pip	S-N east side of yard
2220		45 pip	E-W past S end barn

2220		Noctule	Forage hns
2223		45 pip	Over centre ridge from W
2229		Noctule	Back again
2232		45 pip	SE corner looped around - NE
2235		45 pip	Past S end of barn
2237		45 pip	pass N end door
2238		BLE	Hns
2240		Serotine	Hns
2241		Myotis sp	Centre of barn heading W





EMERGENCE SURVEY 13TH JULY 2026 – SURVEYOR 1

stark ecology ltd

Survey Sheet – Bat Activity

Echometer Touch Pro 2

Canon X A 25 + IR
lights

Site Name: The Barn, Sweetwell Farm

Date: 13.07.26

Weather Conditions: 20% cloud, no rain, 2-3 wind

Max Temp: 23°C

Min Temp: 21°C

Sunset Time: 2120

Survey Type: Emergence

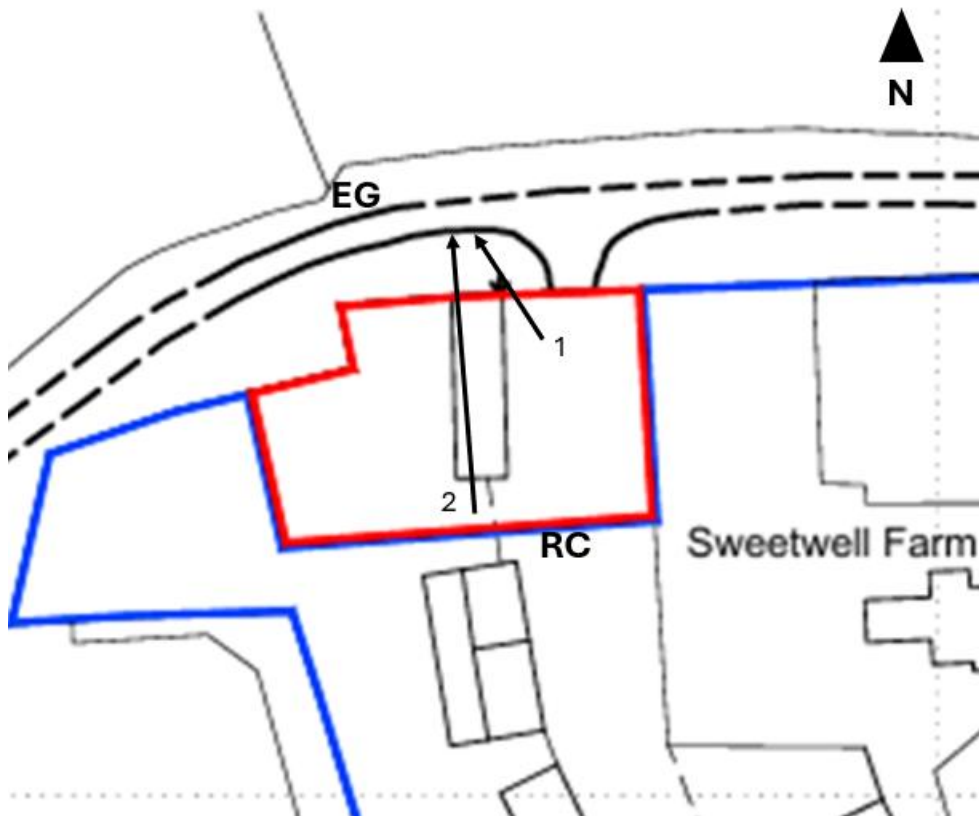
Survey Starts: 2105

Survey Ends: 2250

Surveyor: EG

Time	Map Ref	Species	Activity
2158	1	45 pip	SE-NW commute
2201	2	Myotis sp	S-N commute
2212		Myotis (Natterers)	Hns commute
2217		45 pip	Hns commute
2219 + 2220		45 pip	W-E commute along road
2226 + 2227		45 pip	Hns commute
2226		Myotis sp	Hns commute
2233		45 pip	Hns commute
2234		Myotis (Natterers)	Hns commute loud
2234		Noctule	Hns commute
2236		Myotis (Daubentons)	Hns commute
2240		45 pip	Hns commute
2243		Myotis (Daubentons)	Hns commute

2245		Myotis (Natterers)	Hns commute
2248		45 pip	Brief call hns



EMERGENCE SURVEY 13TH JULY 2026 – SURVEYOR 2

Survey Sheet – Bat Activity

Anabat SD2

Nightfox Whisker

Site Name: The Barn, Sweetwell Farm

Date: 13.07.26

Weather Conditions: 20% cloud, no rain, 2-3 wind

Max Temp: 23°C

Min Temp: 21°C

Sunset Time: 2120

Survey Type: Emergence

Survey Starts: 2105

Survey Ends: 2250

Surveyor: RC

Time	Map Ref	Species	Activity
2155	1	45 pip	Foraging on other side of roof (or a bird)
2209	3	45 pip	Pass by building
2212	1	LE	Pass
2213	2	LE	Foraging near building
2215	3	LE	Pass building
2216	2/3	LE	Pass building
2220	2	45 pip	Pass
2221	2	45 pip	Foraging
2225	3	45 pip	Pass building and over roof
2232	2	45 pip	Pass
2234	2	45 pip	Pass
2235	3	45 pip	Foraging



APPENDIX 4: DNA RESULTS

Order Number: 4225



georginahstarkie@gmail.com

Samples submitted

Sample Code	Sample Type	Date Sample Found	Species Group	Site postcode/ post town /grid ref	Site description / comments (Optional)	Suspected identity of species
SEL-4225-1	Faecal	20/04/2026	C. Bats	SP7 9JD		

Analysis Results

Sample Code	DNA Extraction Code	Species Identified	ID Method	Ct value	% match
SEL-4225-1	EG-2026-1220	Pipistrellus pygmaeus (Soprano pipistrelle bat), Plecotus auritus (Brown long-eared bat)	qPCR	21/20	

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Page 2 of 4