

Ringbourne, Longhedge, Corsley

Ecological Impact Assessment

July 2026



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This document does not purport to provide legal advice.

This document has 28 pages including the front and rear covers.

Document history

Revision	Purpose description	Authored	Date	Reviewed	Issued Date
1.0	Ecological Impact Assessment	IL	19/07/2026	AS	27/07/2026

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1 Introductions

1.1 Terms of Reference

1. Providence Ecological Ltd, was commissioned by Adam Fairfield and Lisa Adams (The clients) to undertake a Preliminary ecological appraisal (PEA), bat presence / likely absence (dusk emergence) surveys and provide an ecological impact assessment (EclA) report in relation to the development of the structure at Longhedge, Corsley (hereafter referred to as the Site).
2. This report has been undertaken with reference to current good practice guidance¹²³⁴ and provides an assessment of potential effects of the works on identified designated sites, species and habitats of conservation significance and other features of ecological interest.

1.2 The Site & Proposed Works

3. The Site is located within Corsley, Wiltshire at Ordnance Survey national grid reference ST 82807 44275 and comprises a residential building of block construction (hereafter referred to as The Structure) and its' immediate surrounds (associated residential garden).



Figure 1 – Aerial view of the Structure 'Ringbourne Drone Orthophoto'

4. The proposed development comprises alterations and extensions to the existing dwelling. The proposals include the construction of a single-storey extension to the western elevation and internal alterations to the existing building, including works to the kitchen ceiling and associated roof space within the south-

¹ Butcher, Carey, Edmonds, Norton and Treweek (2020) *The UK Habitat Classification User Manual Version 1.1*. UKHab Ltd

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

³ 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.

⁴ Collins (2016) *Bat Surveys for Professional Ecologist: Good Practice Guidelines (3rd ed)*. The Bat Conservation Trust, London.

eastern section of the dwelling. As the design remains subject to change, this description is based on the latest drawings provided and should be reviewed should the proposals be amended.

1.2.1 Scope of the Assessment

5. This report presents ecological information obtained during the following:
 - a PEA of the Structure on 05/12/2025,
 - a desk-based study undertaken on 22/01/2026,
 - bat emergence surveys undertaken on 19/09/2025, 04/05/2026 and 09/06/2026
 - an additional site-visit on 01/07/2026

1.2.2 Surveyor Competencies

6. Surveys were designed and led by Natural England bat licenced ecologist Alex Sams (NE level 2 licence number 2017-27861-CLS-CLS) who has over 12 years of experience within ecological consultancy and has been assessed to be at least of capable experience following the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework⁵.
7. Alex Sams was assisted by Izzy Lakin who has 3 years' experience within ecological consultancy. Further details of Surveyors can be found in **Appendix A: Methods**

1.3 Aims and Objectives

8. The field surveys aimed to detail the habitats present on Site and identify the potential use of the Site by any protected or notable species and/or the presence of any habitats of conservation significance. As the area affected by proposed works is limited to the structure itself and its immediate surrounds (considered to be up to 3m from the structure for physical access), this report primarily details considerations related to the structure.
9. Where possible, the report identifies the need for, and details measures to avoid or mitigate any negative effects to habitats and species, and to inform the client and any agent acting on their behalf of their obligations.
10. The recommendations have been provided in line with the mitigation hierarchy as detailed by NPPF paragraph 175 (a)⁶

2 Methods

11. A summary of the methods is provided below, for further details see **Appendix A: Methods**

2.1 Desk Study

12. 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. The desk study was undertaken on 22nd January 2026.

Field Surveys

13. The geographical area for undertaking ecological field surveys has been determined using the current survey guidance (see Section 1.1 footnotes) and professional judgement
14. A PEA was undertaken on 5th December 2025 and due to the overall bat roosting suitability of the Structure (high), three bat emergence surveys were carried out on 19/09/2025, 04/05/2026 and 09/06/2026. See **Appendix A: Methods** for details on surveyor competencies, survey timings and weather conditions.
15. Photographs taken during the ecological surveys are provided in **Appendix B: Results**

⁵ <https://www.cieem.net/competency-framework>

⁶ 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.*

3 Results

16. This section provides a summary of the survey findings. For detailed results, please refer to **Appendix B**.

3.1 Desk Study

3.1.1 Statutory / Non-statutory Designated Sites

17. The Site is within Cranborne Chase & West Wiltshire Downs (area of outstanding natural beauty).
18. The Site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone but does not trigger the need for the LPA to consult with Natural England on the potential effects of the development on any associated protected site. The related SSSI is considered to be Clay Hill SSSI, which is therefore not considered further in this report.

3.1.2 Priority Habitats and Ancient Woodland

19. No ancient woodlands or ancient trees are present within 500m of The Site
20. Numerous records of habitats of principal importance (HPI) are present within 500m of The Site. These include:
 - One traditional orchard
 - Eight areas of deciduous woodland
 - Wood-pasture and Parkland
 - Six chalk rivers
21. None of these priority habitats occur within the Site or the immediate surrounds of the works area, and are therefore not considered further in this report.
22. The Longleat Woods and Parks Important Plant Area (IPA) is located within 500 m of the Site. However, no likely effects on the designation features of the IPA are anticipated as a result of the proposed works, and it is therefore not considered further in this assessment

3.1.3 Species Data Records

23. One granted European Protected Species licence (EPSL) was present within 1km of the Site (Licence reference: 2018-34800-EPS-MIT-1). This was for a Lesser horseshoe unconfirmed /day /night /maternity /hibernation etc. roost.

3.2 Habitats

3.2.1 The Structure

24. The Structure comprises a number of main construction sections, resulting in a complex roof layout with a variety of gable ends, valleys and hips. This also means there are numerous loft spaces. The Structure is a mix of material construction types with rendered areas (either block or brick), as well as exposed and painted brick and stone sections. A ground floor extension with hipped roof wraps around the building from the northern elevation and around the northern end of the eastern elevation. A small section of this extension forms a lean-to which currently serves as a woodstore (hereby referred to as the "woodstore").
25. Caged enclosures extend from the Structures western elevations.

3.2.2 Adjacent Habitats (off site)

26. The surrounding habitat comprised predominantly residential garden, with a small orchard to the north of The Structure. Other habitats include native hedgerows, a pond to the south and a chalk stream to the west of The Structure.
27. The wider surroundings comprise intensively managed agricultural land to the east and northeast. Habitat to the northwest of the Structure comprised equestrian grazed grassland and residential. A mixed woodland is situated to the South, and a strip of mature trees runs parallel to the road north of The Site.

3.3 Preliminary Ecological Assessment

3.3.1 External Inspection

28. Several potential bat roosting features (PRFs) ranging from low to high suitability and bird nesting features were identified during the external inspection. A confirmed bat roost was also identified and is summarised below.

3.3.1.1 Roosting Feature E2 – individual common pipistrelle winter roost

29. At the woodstore, a single common pipistrelle bat was identified by endoscope, roosting between the northernmost roof rafter and the rendered wall (feature E2) at the woodstore roof eaves. Approximately 35 common pipistrelle droppings were recorded beneath the access point (confirmed by eDNA analysis).
30. The gap between the roof rafter and the rendered wall tapered from 3cm at the lower roof edge up to approximately 50cm from the eastern wall. At this upper 50cm section, the wall render did not extend beyond the point where it met the rafter, forming a narrow “tunnel” for this upper 50cm long section. This 50cm section is considered to be the roost.
31. The roost was accessed via the wider 2-3 gap section within the approximately central third of the roof rafter-wall gap.

3.3.2 Internal Roost Assessment

32. Most loft spaces were uncluttered, except for the kitchen loft where miscellaneous items were stored. The loft spaces all appeared to have stable internal environments, and were lined with bitumen felt. The internal wall dividing Loft 3 and Loft 4 had a large opening (~40cm x 50cm) on its eastern section due to missing bricks.

3.3.2.1 Loft 1

33. Loft one measured approximately 3m x 2m and 1.7m high at the apex.
34. Approximately 300-400 brown long-eared bat droppings were identified on the loft floor below the ridge beam (confirmed by eDNA analysis). Due to the number and location of the droppings, this likely represents a day roost.

3.3.2.2 Loft 2

35. Loft two measured approximately 3m x 4m. There were six scattered bat droppings throughout. These were identified to likely be *Pipistrellus* species. Due to the low number and scattered distribution of droppings this is likely to represent occasional usage by non-roosting bats and does not constitute a bat roost.

3.3.2.3 Loft 3

36. Loft three measured approximately 5m x 6m. Loft 3 was not able to be fully accessed due to a water tank partially blocking access, however, it was able to be visually surveyed.
37. Four likely *Pipistrellus* bat droppings were identified scattered throughout the loft. Due to the low number and scattered distribution of droppings this is likely to represent rare access by non-roosting bats and is not considered to indicate the presence of a bat roost.
38. Six degraded bat droppings were identified at the base of the southern wall. These were considered to have come from a “big bat” species, likely Serotine bat (low confidence). Due to the number of droppings, this is likely to represent an occasional day roost. eDNA analysis of these droppings was unsuccessful due to degradation.

3.3.2.4 Loft 4

39. Loft four measured approximately 4m x 5m.
Five likely *Pipistrellus* bat droppings were identified scattered throughout the loft. Due to the low number and scattered distribution of droppings this is likely to represent rare access by non-roosting bats and is not considered to indicate the presence of a bat roost.

3.3.2.5 Loft 5

40. Loft 5 was small (approximately 4m x 1m) and full access was not achieved, however, it was visually surveyed from the loft hatch.

41. Eight likely *Pipistrellus* bat droppings were scattered throughout. Due to the size of the void and the number of droppings present, this was considered to represent a day roost.

3.4 Bat Presence / Likely Absence (Dusk Emergence) Surveys

42. Below is a summary of the findings of dusk emergence surveys carried out in 2025 and 2026. See **Table 1** overleaf and '**Appendix C: results plan**' for further details on each survey and bat roosts identified.

1st bat emergence survey (19th September 2025)

43. No bats were confirmed emerging or re-entering the Structure.

2nd bat emergence survey (4th May 2026)

44. 12 common pipistrelle bats and three non-echolocating bats were observed emerging from a fascia board at the eastern gable (**E10**). All three non-echolocating bats were considered to be common pipistrelle due to emergence location and visual observation of the individuals.

45. One common pipistrelle emerged from the northwest corner (**W1**) of the Structure from a small gap where the lower corner of the roof met with the wall.

3rd bat emergence survey (9th June 2026)

46. 40 common pipistrelle bats were observed emerging from the southern section of fascia board at the eastern gable (**E10**). From 22:08 to 22:54, 23 common pipistrelle bats were observed re-entering into the same location (**E10**) and continued to re-enter after the survey ended.

47. One soprano pipistrelle bat was observed emerging from the southern roof elevation (**S5**).

48. One common pipistrelle bat emerged from under the southeast corner of the woodstore (**E3.2**).

3.5 Incidental Site Visit – 1st July 2026

49. During a site meeting on 1st July 2026, approximately 400-500 likely *Pipistrellus* droppings were identified beneath the **E3.2** roost access (previously identified as a common pipistrelle day roost). The sudden appearance of these droppings indicates that this roost had recently been used by a large number of bats.

50. Between the 3rd bat emergence survey (9th June 2026) and the site meeting (1st July 2026), an extreme heatwave had occurred. The **E3.2** roost is sheltered from the sun during the afternoon, while the **E10** roost is exposed to the sun both earlier in the day and for most of the remaining day.

51. It is therefore considered most likely that the **E10** maternity roost temporarily utilised the **E3.2** roost during the extreme heatwave. As such, the **E3.2** roost is considered to be a maternity roost.

3.6 Incidental Bat Activity

52. During the bat emergence surveys, a total of seven different bat species were recorded.
53. Common pipistrelle were observed frequently commuting, foraging and socialising throughout the survey.
54. Other species observed included serotine bat, soprano pipistrelle, *Myotis* species, noctule, *Plecotus* species, barbastelle, and Leisler's bat.

3.7 Summary of Bat Roosts

55. A summary of all bat roosts identified can be seen in **Table 1** below (See **Appendix B: Results** for photos and further details).

Table 1 - Bat Roost Summary

Structure Reference	Species	Number of bats/droppings	Roost Location	Roost/roost access size	Roost Type	Conservation Significance
E2	Common pipistrelle	1 individual bat	Eastern elevation - in the northwest corner of the woodstore at eaves (gap between northern extension wall and woodstore roof rafter).	Access point - Gap between woodstore roof timber and adjacent northern extension wall (approximately 2-3cm x 30cm).	Winter roost	Low
E3.2	Common pipistrelle	1 individual bat (day roost)	Eastern elevation- in the southwest corner of the woodstore roof (between roof tile and roof board gap).	Access point - Gap between wall and timber beam (~2cm x 100cm). It is unknown if there is further access to the ceiling board - roof tile gap.	Day roost	Low
E3.2	Common pipistrelle	Approximately 400-600 bat droppings (appeared between 9 th June – 1 st July)	Eastern elevation - in the southwest corner of the woodstore roof (between roof tile and roof board gap).	Access point - Gap between wall and timber beam (~2cm x 100cm). It is unknown if there is further access to the ceiling board - roof tile gap.	Maternity roost	Moderate
Loft 1 – Location 1	Brown Long-eared bat (eDNA)	Approximately 300- 400 scattered droppings under ridge beam; Likely up to 3x bats	Ridge beam within loft 1; possibly also within the ridge tile tunnel and/or roof tile – membrane gap adjacent to ridge.	The void was approximately 3m x 2m and 1.7m high; Access not confirmed; likely to be via ridge tile and tunnel.	Unconfirmed; Likely day roost	Low
Loft 3 – Location 2	Big bat sp. (likely serotine)	Six droppings scattered. Likely up to 3x bats	Wall top at southern gable end apex of loft 3	Unknown; likely gap at external gable end apex leading to wall top. Internal void is not considered to form part of the roost.	Unconfirmed; Likely day roost	Low
Loft 5 – Location 3	Pipistrellus sp. (likely common pipistrelle)	Eight scattered droppings; Likely up to 3x bats	Unconfirmed; Likely to be the roof tile / membrane gap with occasional access to the void.	Void was approximately 4m x 1m; Access unconfirmed; likely to be at roof-wall join or lifted tile.	Unconfirmed; Likely day roost	Low
E10	Common pipistrelle	40 bats	On the eastern gable, behind the southern fascia board approximately 1m-2m from the gable apex. A small number of likely pipistrelle droppings were also recorded within Loft 2, 3, 4 and 5 indicating that bats are likely to access and occasionally use these roof voids likely in association with the maternity roost.	Between the southern fascia board and wall (~1m x 3cm widest)	Maternity roost	Moderate
W1	Common pipistrelle	1 individual bat	Northwestern corner of the two-storey section of The Structure. Gap between the timber fascia on the western elevation and brick on the northern wall join.	Gap is at least 5cm x 2cm. It is unknown if the crevice extends internally or provided access into to Loft 3 and 4.	Day roost	Low
S5	Soprano Pipistrelle	1 individual bat	Southern roof elevation. From under ~4 tile down and ~ 3 rd tile across from the western roof edge	Gap between clay tile, approximately 2cm x 5cm	Day roost	Low

4 Potential Effects

4.1 Summary of Potential Effects (in absence of avoidance/mitigation)

56. The proposed works may result in the disturbance, damage and/or destruction of identified bat roosts and active bird nests, as well as the disturbance, injury and/or mortality of bats or nesting birds.
57. Several "Likely Absent PRFs" may become utilised by bats and/or nesting birds at any time and, if occupied, the proposed works could result in disturbance, damage and/or mortality.

4.2 Roosting Bats

58. All bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).
59. The works may result in the disturbance, damage or destruction of bat roosts as detailed in **Table 2** below. Where proposed works cannot avoid any negative effects a **European Protected Species Mitigation Licence (EPSML) must be obtained from Natural England before works commence.**

Table 2 – Summary of bats roosts present and predicted impacts.

Structure reference	Species & Numbers	Roost Type	Predicted Scale of Effects	Notes (include impact on roost – damage / destruction / modification etc.)
E2	Common pipistrelle (1)	Winter (hibernation) roost	Up to permanent minor effect at local level	Loss/modification of existing access point (due to addition of external insulation layer on wall); Potential disturbance during winter (if works timed to occur during that period)
E10	Common pipistrelle (40)	Maternity roost	Up to temporary minor effect at local level	Potential disturbance during internal ceiling and internal layout reconfiguration works; No direct physical effects
E3.2	Common pipistrelle (1)	Day roost	Up to permanent minor effect at Site level	Loss/modification of existing access point (due to addition of external insulation layer on wall); Potential disturbance during works
E3.2	Common pipistrelle (40)	Maternity roost	Up to permanent major effect at local level	Loss/modification of existing access point (due to addition of external insulation layer on wall); Potential disturbance during works
S5	Soprano pipistrelle (1)	Day roost	None	No effects (outside of proposed works area)
W1	Common pipistrelle (1)	Day roost	Up to permanent minor effect at Site level	Loss of existing roost and access point
Loft 1 – Location 1	Brown long-eared (up to 3)	Day roost	Up to permanent minor effect at Site level	Potential disturbance during internal ceiling and internal layout reconfiguration works; Potential roost modification from internal ceiling and layout reconfiguration works
Loft 3 – Location 2	Likely serotine (up to 3)	Day roost	Up to temporary minor effect at site level	Potential disturbance during internal ceiling and internal layout reconfiguration works;
Loft 5 – Location 3	Likely common pipistrelle (up to 3)	Day roost	Up to permanent minor effect at Site level	Loss of existing roost and access point; Disturbance during proposed works

5 Avoidance and Mitigation

5.1 General Measures – Throughout all Works

60. NB - These measures will not be included within a Natural England European Protected Species (mitigation) Licence (NE EPSL) application but may be secured as a condition of planning consent.

- **Storage areas** - to be kept tidy and free from hazards (such as items that could entrap animals or enable them to become entwined or exposed to chemicals)
- **Excavations** will be covered when not attended, or a means of escape should be provided to prevent animals such as hedgehog from becoming trapped or drowned; and
- **Incidental Species Presence** - If any protected species or evidence of legally protected 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.
- **Lighting during construction** – no additional external or internal lighting will be utilised during the construction period to avoid any potential effects on any roosting bats or any bats either foraging or commuting within proximity to the works area.
- **Timing of works** – WHEREVER POSSIBLE, works at Likely Absent PRFs (see 'PRF_Plan' in Appendix B: Results) will occur within autumn (September to mid-November), or, if autumn is not suitable, then spring (considered to be mid-March to April inclusive). This is to avoid the most vulnerable periods for bats i.e. the wintering (hibernation) period (mid-November to mid-March inclusive) and the maternity period (May to August inclusive).

NB – this is merely an order of preference, and the works may still proceed in the winter or summer periods (excluding the E2 wintering (hibernation) bat roost and the E3.2 and E10 bat maternity roosts which are to be detailed under a NE EPSL).

5.2 Roosting bats - Likely Absent PRFs

61. These measures will not be included within a Natural England European Protected Species (mitigation) Licence (NE EPSL) application but may be secured as a condition of planning consent.

62. PRFs identified during the PEA survey which were subsequently found to be “Likely Absent” of roosting bats may still be utilised by individual bats at any time. To avoid and mitigate potential effects on any utilised Likely Absent PRFs, the following will be implemented:

- **Precautionary Approach** - any dismantling / demolition works of any “likely absent PRFs” and any potentially connected features within 3m of these, will adopt a Precautionary Approach to dismantling / demolition.
- **Accompanying NE Level 2 Bat Licenced Ecologist** - Due to the presence of multiple bat roosts at the structure, a suitably experienced ecologist holding a Natural England Level 2 bat licence will be present during dismantling/demolition works within 3m of any identified “likely absent PRFs”.
- **Toolbox Talk** - Immediately prior to any dismantling / demolition works, any & all persons involved with dismantling / demolition works will receive a Toolbox Talk from a suitably experienced ecologist. This will include:
 - detailing of all “likely absent PRFs” present;
 - detailing of all bat roosts known to be present and the details of any granted Natural England European Protected Species (mitigation) Licence (NE EPSL) and the roosts included under that NE EPSL;
 - detailing of potential for nesting birds to be present;
 - the provision of a referenced map and photos of the likely absent PRFs (to be kept available on Site);
 - detailing the safe method of dismantling/demolition to be employed;
 - a brief explanation of the legal protection of bats and nesting birds, as well as an explanation of the potential consequences of illegal actions;
 - adequate time for site operatives to ask questions and discuss any details;

- dating and signing of the toolbox talk by all persons receiving as well as the suitably experienced ecologist providing the toolbox talk.

5.3 Identified Bat Roosts

63. Identified bat roosts which are subject to potential negative effects from the works and avoidance, mitigation and (where required) compensation measures, have been detailed below to ensure the proposed works result in no long-term effects. An elevations plan showing the existing bat roosts, as well as the proposed mitigation are overprovided in **Appendix B: Results**.
64. A granted Natural England European Protected Species (mitigation) Licence (NE EPSL) will be required to enable works to proceed. This will be applied for upon receiving Planning Approval. The measures set out below are subject to change based on any changes required by Natural England.
65. A granted NE EPSL would supersede any measures detailed within this report, however, should any material changes to the approved plans result, these would be discussed with the Local Planning Authority as soon as possible.

5.3.1 Summary of Avoidance, Mitigation and Compensation

Table 3 – Summary of bats roosts present and predicted effects

Structure reference	Roost Character & Conservation Significance	Potential Effects	Avoidance	Mitigation	Compensation
E2	Common pipistrelle winter (hibernation) roost (1 bat) Low CS	Loss of access Roost destruction Disturbance during construction	Works will be undertaken between September and mid-November or mid-March and April. Construction works will finish at least 30 minutes before sunset and start no earlier than 30 minutes after sunrise. Where required, lighting will be directional to avoid illuminating retained or replacement bat roost features.	ToolBox Talk; Precautionary Approach to dismantling / demolition; Level 2 licenced bat worker present during works;	Temporary pre-erected bat box erected pre-dismantling and during construction; Retained roost space in situ; Modification of access to enable continued new access
E10	Common pipistrelle maternity roost (40 bats) Moderate CS	Disturbance during construction	See 'E2 Avoidance' above	See 'E2 Mitigation' above; Internal loft boarding to be temporarily installed during construction to limit potential disturbance.	n/a
E3.2	Common pipistrelle day roost (1 bat) Low CS	Loss of access Roost destruction Disturbance	See 'E2 Avoidance' above	See 'E2 Mitigation' above	Temporary pre-erected bat box erected pre-dismantling and during construction; Replacement roosting feature within roof structure
E3.2	Common pipistrelle maternity roost (40 bats) Moderate CS	Loss of access Roost destruction Disturbance	See 'E2 Avoidance' above	See 'E2 Mitigation' above	See 'E3.2 Compensation' above
S5	Soprano pipistrelle day roost (1) Low CS	None, roost retained	n/a	n/a	n/a

W1	Common pipistrelle day roost (1 bat) Low CS	Loss of access Roost destruction Disturbance during construction	See 'E2 Avoidance' above	See 'E2 Mitigation' above	Temporary pre-erected bat box erected pre-dismantling and during construction; Replacement roosting feature within roof structure
Loft 1 – Location 1	Brown long-eared day roost (up to 3 bats) Low CS	Disturbance during construction	See 'E2 Avoidance' above	See 'E2 Mitigation' above	None
Loft 3 – Location 2	Likely serotine day roost (up to 3 bats) Low CS	Loss of access Roost destruction Disturbance during construction	See 'E2 Avoidance' above	See 'E2 Mitigation' above	Temporary pre-erected bat box erected pre-dismantling and during construction; Retained roost space in situ; Modification of access to enable continued new access
Loft 5 – Location 3	Likely common pipistrelle day roost (up to 3 bats) Low CS	Loss of access Roost destruction Disturbance	See 'E2 Avoidance' above	See 'E2 Mitigation' above	Temporary pre-erected bat box erected pre-dismantling and during construction; Replacement roosting feature within roof structure

5.4 Nesting Birds

66. To avoid direct harm to nesting birds, the proposed works will either avoid the nesting bird season (i.e. works would occur outside of March to August inclusive) or a check for active nesting birds will be completed immediately prior to dismantling/demolition by a suitably qualified ecologist. Should any active nests be present at any time, these would be avoided, and works would be halted within a suitable exclusion zone until any chicks have fledged.

6 Enhancements

67. Due to the existing structure's dimensions and elevations, alongside the presence of various bat roosts, it is not recommended to install any new external bird nesting features, nor any new integrated features for birds of invertebrates as these may affect existing bat roosts or construction features within proximity to existing roosts.

6.1 Roosting bats

68. The proposed scheme includes the provision of additional bat access points and integrated crevice roost features beyond those required to compensate for the loss of roosts detailed above. These will be integrated within the roof as a precautionary enhancement, increasing the availability of bat roosting opportunities.

7 Conclusion

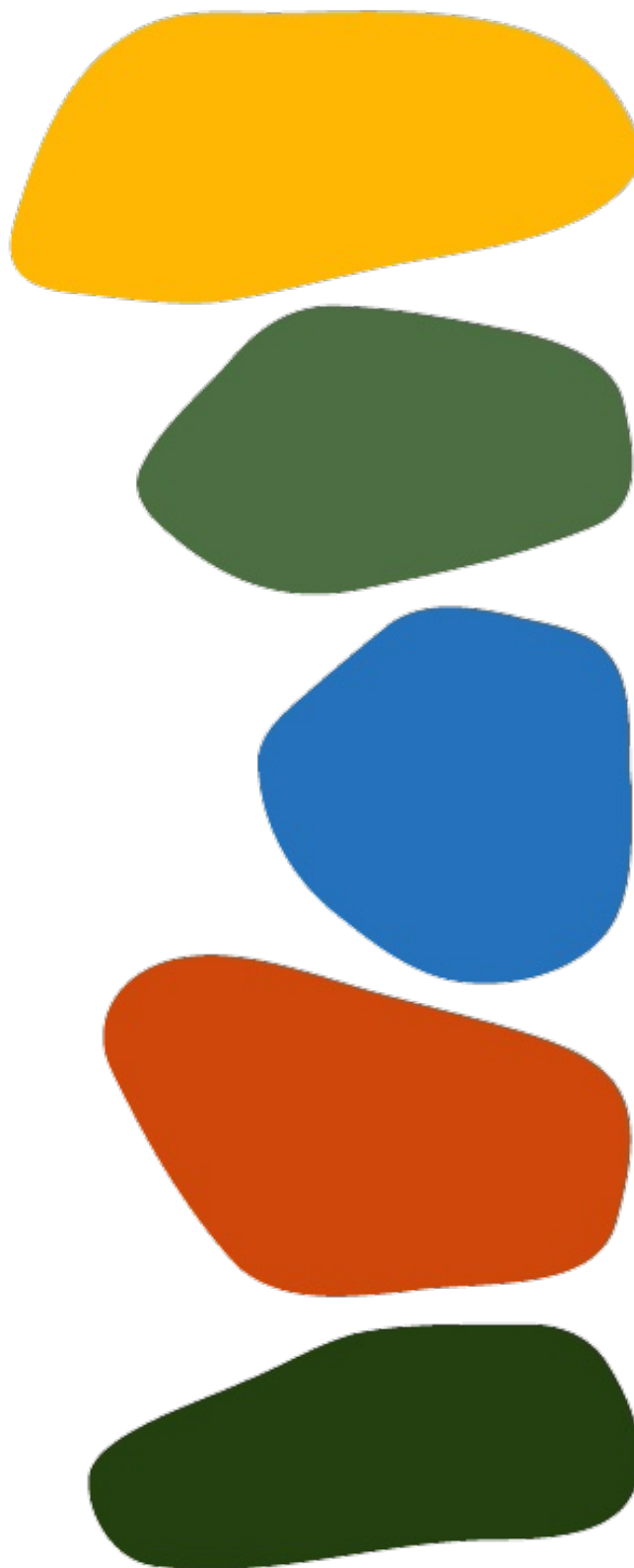
- 69. The structure supports multiple bat roosts and bird nesting features.
- 70. There is potential for disturbance, damage and/or destruction of identified bat roosts as well as bird nesting opportunities, as well as the disturbance, injury and/or mortality of bats and nesting birds in the absence of avoidance, mitigation and compensation.
- 71. With appropriate mitigation and licensing measures in place to avoid the identified potential negative effects, it is likely that, no significant long-term effects are likely to result from the Proposed Scheme.
- 72. With enhancement of bat roosting features, it is likely that the works may increase the roosting potential for various bat species.

7.1 Report Validity

- 73. 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 guidance⁷.
- 74. This report relates to proposals as detailed within Section 1.3 and is not considered valid in relation to any other design.

⁷ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys

APPENDICES



Appendix A: Methods

Desk Study

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 January 2026.

Table 4 - Desk study search areas

Data Type	Search distance
Statutory designated sites	1km (4km for bat SAC)
Granted European Protected Species Licences	1km
Non-statutory designated sites	500m
Priority habitats (incl. Ancient Woodland & veteran trees)	500m

Field Surveys

The geographical area for undertaking ecological field surveys has been determined using the current survey guidance (see Section 1.1 footnotes) and professional judgement.

Preliminary Ecological Appraisal

A PEA was undertaken on 5th December 2025, following best practice guidance for Preliminary Bat Roost Appraisal⁴ and Preliminary Ecological Appraisal². The survey recorded information on the Structure and the surrounding habitats. All buildings to be affected by proposals were subject to a thorough internal and external inspection. A high-powered torch, endoscope and digital camera were used.

Table 5 – Details of weather condition of the PEA survey

Date	Rain ⁸	Cloud Cover %	Wind ⁹	Temp (°c)
05/12/25	2	51-75	2	7

Bat Presence / Likely Absence Surveys

Due to the overall bat roosting suitability of the Structure, three bat emergence surveys were undertaken in line with Bat Conservation trust guidance to inform the potential effects on bats. These were led by a surveyor who has been assessed to be at least of capable experience following the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework. Details of Surveyors are in **Table 6** below.

Table 6 – Surveyor competencies

Name	EPS License/s Number	Survey experience
Alex Sams (AS)	2017-27861 (CL18)	12+ experience in ecological consultancy
Izzy Lakin (IL)	n/a	3 years' experience in ecological consultancy
Alex Lakin (AL)	n/a	2 years' bat surveying experience
Georgie Skinner (GS)	n/a	1 year bat surveying experience
Amber Avery (AmA)	2022-10960 (CL18)	8 years' bat surveying experience
Andy Avery (AnA)	n/a	4 years' bat surveying experience

Each survey was completed by four 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.

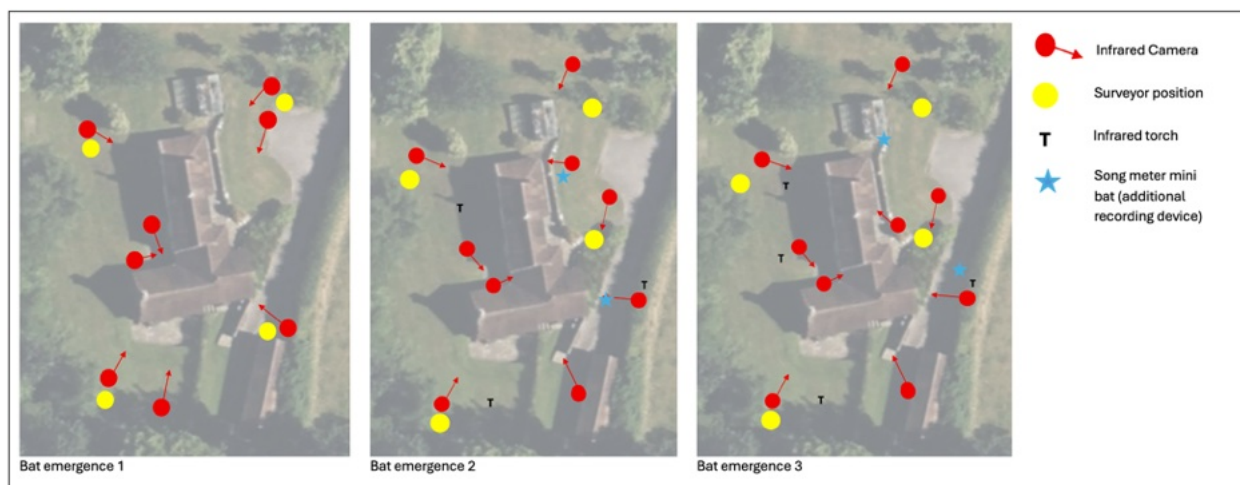
The bat emergence surveys began at least 15 minutes prior to sunset and continued until at least 1.5 hours after sunset. (See **Table 7** for more details)

Table 7 – Details of the timing and weather condition of the Bat presence/ likely absence surveys.

Date	Start / End Time	Sunset	Rain ⁸	Cloud Cover %	Wind ⁹	Temp (°c)
19/09/2025	18:59/20:44	19:14	0	30	1	17
04/05/2026	20:06/22:06	20:36	0	90	1	13
09/06/2026	20:52/22:52	21:22	0	15	1	12

⁸ Precipitation: 0 = Dry, 1 = Light drizzle, 2 = Light rain, 3 = Moderate rain, 4 = Heavy rain, 5 = Torrential rain

⁹ Beaufort scale: 0 = calm, 2 = light breeze, 4 = Moderate breeze, 6 = strong breeze, 7 = High wind, 9 = Strong gale, 12 = Hurricane



Preliminary Site Visit – 1st July 2026

During a site meeting on 1 July 2026, a rapid inspection of the internal and external roost features was undertaken, with roosts and potential roosting features checked for evidence of bat use.

Appendix B: Results

Table 8 – Building elevations

Structure Reference	Photo	Descriptions
Northern extension		no PRFs identified
Eastern elevation (Two-storey section)		Northern extension eastern elevation (PRF: E1), Woodshed (PRFs: E2 – E5) and main structure eastern elevation (PRF: E6)
Eastern elevation (Entrance)		PRFs - E7 – E9
Eastern gable (Southern extension)		PRFs - E10

Southern Elevation (Southern extension)		PRFs - S1 – S5
Western elevation (Two-storey section)		PRFs - W1, W3 and W4
Western and northern elevation (Southern extension)		PRF - W2

Table 9 – Western Elevation PRFs

Reference	Photo	Description	Reference	Photo	Description
W1		A gap where the northern wall meets the western timber fascia (- potential access into roof void ~at least 5cmx2cm	W2		Gap between top of fascia and eaves ~2cmx7cm - potential access into void under roof tiles

W3		Gaps between roof tiles surrounding pipe (~3x10cm)
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W4		Lifted tile top row 3 from the northern edge
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Table 10 – Eastern Elevation PRFs

Reference	Photo	Description
E1		Gap between timber and roof overhang (~ 2.5cm x 30cm)
E3.1		Photo 1 – Gap under the eaves of the woodshed (~3cmx10cm)
E4		Small gap in the northwestern corner under the woodshed. Potential access into roost space.
E6		Gap between wall and soffit on the two-storey section of the structure.
E8		Photo 1 – Gap between wall and timber under the eaves
E8		Photo 3 - Gap between wall and timber under the eaves

E2		Access to roost (~2-3cmx30cm)
E3.2		Photo 2 – Gap under the woodshed between wall and timber beam (~2cmX1m)
E5		Bird box (In use)
E7		Gap at eaves ~2cmx10cm - potential access into internal space
E8		Photo 2 – Gap between wall and timber under the eaves
E9		Missing mortis on 4th ridge tile from western end.

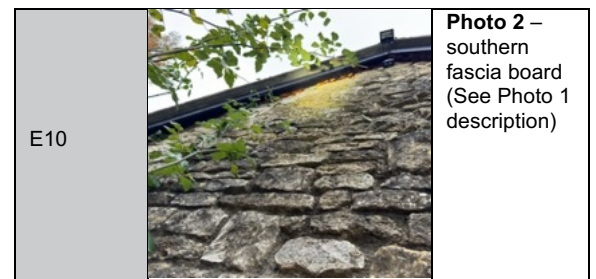
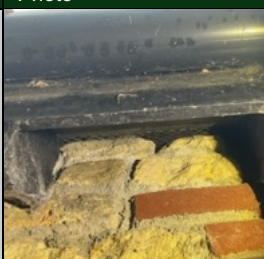
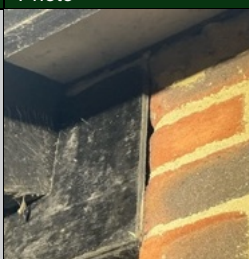


Table 11 – Southern Elevation PRFs

Reference	Photo	Description
S1		Gap between wall and eave (~3cmx2cm). potential access to internal space.
S2		Photo 2 - Narrow gap between doorway bricks and fascia. Potential access into roof void. Potentially too narrow for bats to use (~1x3cm).
S4		Photo 1 - Missing mortice along ridge tiles 2/3rd of ridge line from the western edge. Also present on the north side of ridgeline. Viewed from western side as well (Photo 2).
S5		Gaps between tiles along the western side of the southern elevation (~1 x 5cm)

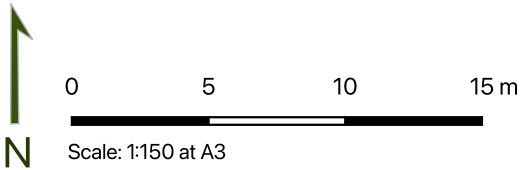
Reference	Photo	Description
S2		Photo 1 - Narrow gap between doorway bricks and fascia. Potential access into roof void. Potentially too narrow for bats to use (~1x3cm).
S3		Hole in the wall at eaves under rafter (~3cmx2cm). Access into small internal void (~10x5cm).
S4		Photo 2 – see S4 Photo 1 description.

Legend

PRF

- Bird Box
- Confirmed bat roost
- Potential bat roosting feature (PRF) -
No evidence of use, bats considered
likely absent

- Ridge line
- Outer wall
- Woodstore
- Void spaces



Project: Ringbourne at Longhedge, Corsely

Title: PRF_Plan

Client: Adam Fairfield and Lisa Adams

Date: 24/07/2026

Ref: 2415-PRFs Plan

Drawn

IL

Rev

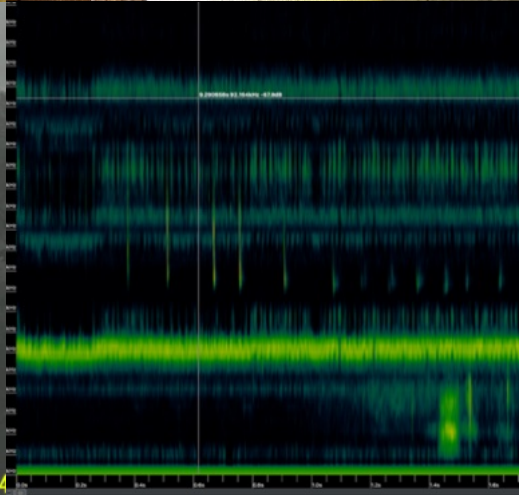
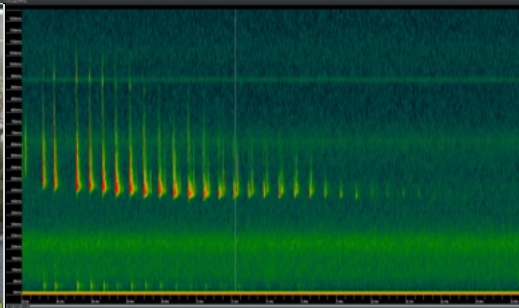
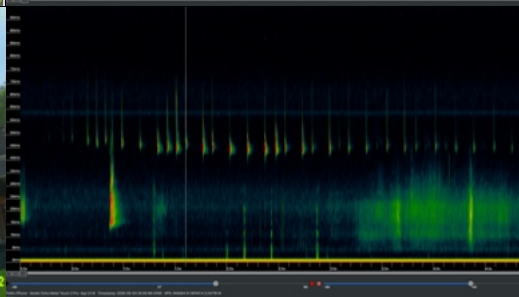
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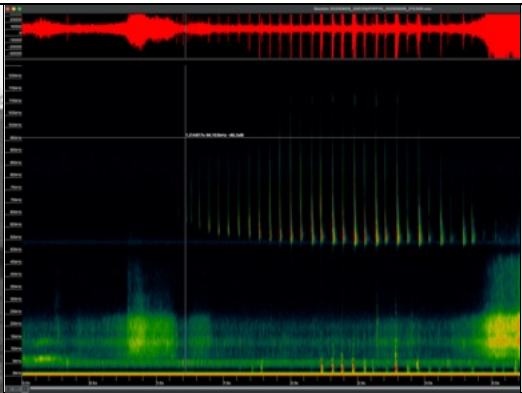


Table 12 – Summary of bat roosting evidence identified during the PEA and bat emergence surveys

Structure Reference	Photo/s		Survey Ref	Survey Date	Species & numbers	Roost Type	Roost Location	Access Point(s) & no.	Dimensions of existing roosts / Explanation of where roost is
Loft 1 – Location 1			PEA	05/12/2025	~300- 400 Brown Long-eared droppings	Likely day roost	Internal void above the main entrance on the eastern elevation	Unknown - Potential access at feature E7, E8 and E9	The void was approximately 3m x 2m and 1.7m high.
Loft 2			PEA	05/12/2025	Six scattered bat droppings (Likely pipistrellus species)	Unknown – Likely represents occasional usage by non-roosting bats and does not constitute a bat roost.	Loft 2 – internal void above the existing kitchen on in the southern extension	Unknown – Potential access via E8, E9, E10, and S1	The void was approximately 4m x 3m.
Loft 3 – Location 2			Additional Site visit	01/07/2025	Unknown (Likely big bat sp.) – Six droppings (Below the ridge beam at the southern external wall)	Day roost	Internal void above the southern section of the two-storey section of the structure	Unknown – Potential access via E6, W1, W3, and W4.	The void was approximately 5m x 6m

Loft 4				05/12/2025	Unknown (Likely Pipistrellus species– 6x droppings (scattered))	Unknown – Likely represents occasional usage by non-roosting bats and does not constitute a bat roost	Internal void above the Northern section of the two-storey section of the structure	Unknown – Potential access via E6, W1,W3, and W4. Large opening in internal wall provides fly through access between Loft 3 and 4.	
Loft 5 – Location 5		PEA		05/12/2025	Unknown (Likely pipistrelle sp.) Eight scattered droppings	Day roost	Internal void above the northern extension	Unknown - Potential access via E1, E2 and E4.	Void was approximately 4m x 1m
E3.2		BE3		09/06/2026	Common pipistrelle	Day roost	Eastern elevation - Under the Southwest corner of the woodstore	Gap between wall and timber beam (~2cmX1m)	Gap between wall and timber beam (~2cmX1m)
E3.2		Additional Site visit		01/07/2026	Approximately 400-500 bat droppings (Likely Common Pipistrelle).	Considered likely maternity roost	Eastern elevation - Under the Southwest corner of the woodstore	Gap between wall and timber beam (~2cmX1m)	Gap between wall and timber beam (~2cmX1m)

E2			PEA	05/12/2025	Common pipistrelle (1)	Winter roost	Eastern elevation – woodstore roof in northwest corner (see	Gap between woodstore roof timber and adjacent northern extension wall (approximately 2-3cm x 30cm) Location – E2	Between woodstore roof timber and adjacent northern extension wall – internal space is unknown due to the possibility of access to a void between the woodstore ceiling boards and roof tiles.
E10			BE2	04/05/2026	Common pipistrelle (12) Unknown (4) Considered to be likely Common pipistrelle due emergence location and visual observation of the individuals	Maternity roost	South east gable - Between the southern fascia board and the wall with potential access into the void (Loft 2).	Behind the southern fascia board, approximately 1m – 2m from the gable apex.	Between the southernmost fascia board and wall (approximately 3cm widest).
E10			BE3	09/06/2026	Common pipistrelle (40)	Maternity roost	See above 'Location E10' BE2	See above 'Location E10' BE2	See above 'Location E10' BE2
W1			BE2	04/05/2026	Common pipistrelle (1)	Day roost	Northwestern corner of the two-storey section of the Structure	A gap where the northern wall meets the western timber fascia.	Gap is at least 5cmx2cm. It is unknown if the void extends/ gives access to a void between the woodstore ceiling boards and roof tiles.

S5			BE3	09/06/2026	Soprano pipistrelle	Day roost	Southern roof elevation ~ 4 tiles from the western roof edge ~3 tiles down from the chimney base.	At roost location: From under a tile	Gap is approximately 2cmx2cm. It is unknown if there is access into Loft 2.
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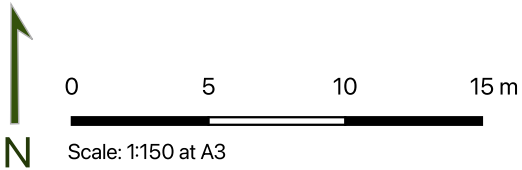


Legend

PRF

- Bird Box
- Confirmed bat roost
- Likely Absent PRFs

- Ridge line
- Outer wall
- Woodstore
- Void spaces



Project: Ringbourne at Longhedge, Corsely

Title: PRF_Plan

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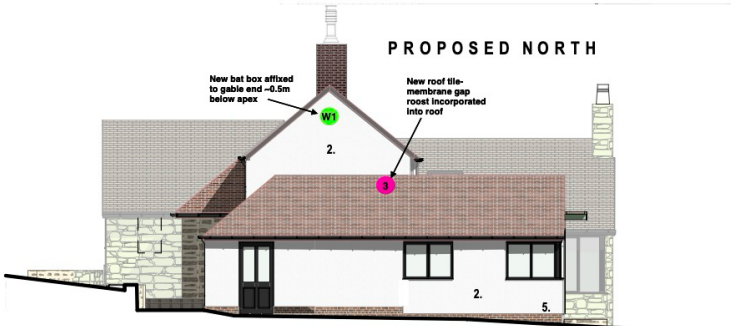
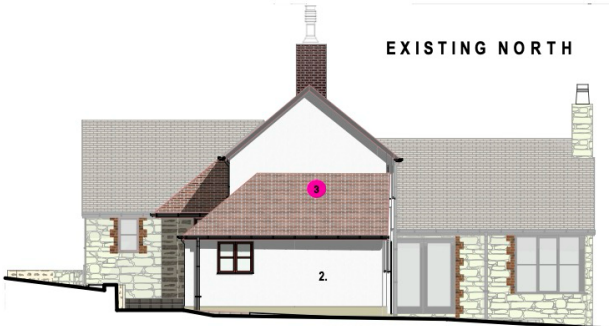
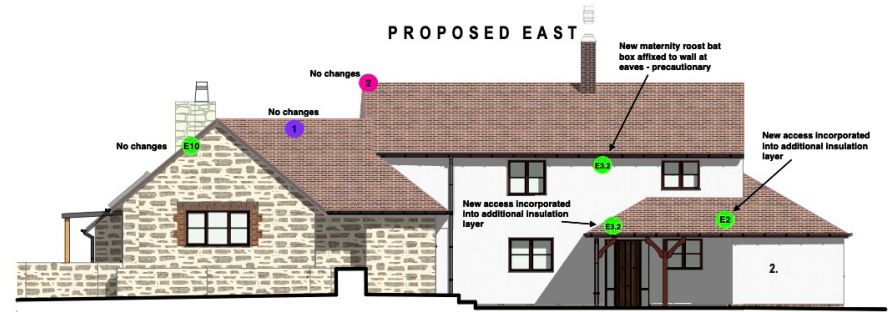
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Roost W1

A single crevice dwelling bat box will be installed onto the external wall of the northern elevation gable at 0.5m below the gable apex.

A specific box isn't detailed here due to the fluctuating availability of bat boxes, however the box will be of wood & concrete mix material for durability and will be suitable as a common pipistrelle day roost.

A suitable example of such a bat box is the *WoodStone Bat Tube*, with further detail available below: <https://www.wildcare.co.uk/woodstone-buildin-bat-tube.html>

Roost E3.2

As a precaution, a suitable crevice dwelling bat box will be installed onto the external wall of the eastern elevation at the eaves.

A specific box isn't detailed here due to the fluctuating availability of bat boxes, however the box will be of wood & concrete mix material for durability and will be suitable as a common pipistrelle maternity roost.

A suitable example of such a bat box would be an *interconnected group of 3x WoodStone Bat Tubes*, Further detail available below: <https://www.wildcare.co.uk/woodstone-buildin-bat-tube.html>

Roost at Loft 5 Location 3

As a precaution, a new *tile-membrane gap roost* feature will be created, with associated *roof tile access*. This will be located at the point where the existing and extended roof meet.



Transmittal Set Name	Transmittal Set Date	Transmittal Set
Set 1	06/07/2026	amended to respond to Bat Survey

Swann Design
ARCHITECTS
The Old School, Great Elm,
Frome, Somerset BA11 3NY

swanndesign.co.uk
t : 01373 831256

RIBA #

**Ringbourne
Elevations**

Adam & Lisa Fairfield
Ringbourne
17A Longhedge
Corseley
BA12 7QZ

drawing: 993.P4 rev.c

scale: 1:100

date: 06/07/2026

sheet: A2

status: scheme

filename: 993.P4.pgh



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Web: www.providence-ecological.co.uk

Email: info@providence-ecological.co.uk