

Hatch Farm, Sindelsham

Ecology Report – Demolition

Introduction

- 1.1 Ecological Planning & Research Ltd (EPR) was commissioned by Hatch Farm Land Ltd to provide ecological support at Hatch Farm, Sindlesham (the 'Site') (central grid reference: SU 76954 69814).
- 1.2 The Site includes a farm complex, made up of 16 buildings (including workshops, stables and barns) along with an additional residential development on a separate landholding north of the M4 motorway (**Appendix 1 & 2**). These buildings are proposed to be demolished in the autumn of 2026.
- 1.3 The following note sets out the results of ecological survey work undertaken on the Site and provides an overview of the proposed mitigation and compensation which will allow for the lawful demolition of existing buildings.

Ecological Context

Breeding Birds

- 1.4 Breeding bird surveys have been undertaken across the Site in 2022 and 2024. During the course of these surveys, Swallow *Hirundo rustica* have been observed nesting in barns and stables on the Site, most notably B66 and B67.
- 1.5 Whilst no other bird species were confirmed to be nesting within the buildings, species known to nest within man-made structures, including House Sparrow *Passer domesticus* and Pied Wagtail *Motacilla alba* were recorded on Site.

Bats

- 1.6 Buildings inspections for bats were undertaken in 2022, comprising internal and external inspections by a licensed bat ecologist Phil Brown (2015-18270-CLS-CLS). The surveys were completed to classify the suitability of the buildings to support roosting bats and note any evidence of bats found.
- 1.7 Of the 27 individual buildings, six were considered to be of high suitability to support roosting bats, three were of moderate suitability, eight were low suitability and 10 were considered to be negligible to support roosting bats. The results can be seen on **Figure 1** and are summarised in **Table 1** below.

Table1: Summary of bat building inspections

Building	Suitability	Summary of Features
B65	High	Gaps around hanging tiles of gable end.
B66	Low	Overlapping asbestos joins.
B66a	Low	Small crevices at base of roof.
B66b	Negligible	N/A
B66c	Negligible	N/A
B67	Low	Overlapping asbestos joins.
B67a	Negligible	N/A
B69	High*	Loose tiles, gaps in bitumen felt lining and gaps in tiles.
B69a	High	Double skin weatherboarding.
B70	Negligible	N/A
B71	High	Large gaps in hip, gaps in mortar, gaps in tiles.
B71a	High	Slipped and missing tiles.
B71b	Low	Foliage
B71c	Negligible	N/A
B71d	Negligible	N/A
B72	Moderate*	Gaps in onduline roof.
B72a	Low	Boarded up windows with gaps.
B72b	Negligible	N/A
B72c	Low	
B72d	Low	
B73	Negligible	N/A
B74	Low	Lined with timber
B74a	Negligible	N/A
B75	High	Rotten and broken boards, multiple holes.
B76	Moderate	Double skinned, with access points.
B76a	Moderate	Double skinned, with access points.
B77	Negligible	N/A

*Indicates droppings were collected during the inspections

- 1.8 DNA analysis of the bat droppings collected did not confirm bat roosts in either B69 or B72. For B69, the results were inconclusive whilst B72 was found to belong to Pygmy Shrew *Sorex minutus*.
- 1.9 Following the building inspections, emergence/re-entry surveys were undertaken on all buildings considered to suitable to support roosting bats. A summary of these surveys can be found in **Appendix 3**.
- 1.10 Following these surveys, five buildings were confirmed to support roosting bats. These were:
- B65 – Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*
 - B66 – Common Pipistrelle

- B69 – Pipistrelle sp *Pipistrellus* sp.
 - B72 – Long-eared sp *Plecotus* sp.
 - B75 – Common Pipistrelle, Soprano Pipistrelle
- 1.11 Whilst no evidence was found confirm the presence of a bat roost during the most recent surveys, B71 was found to support a day roost for Common Pipistrelle in 2019 by another ecological consultant.
- 1.12 As such B71 will be considered to be a confirmed roost until update surveys have been completed. Once up-to-date survey information is available, the status of the roost will be re-assessed.
- 1.13 Based on the features available, and numbers of bats recorded all roosts are considered to be day roosts

Mitigation and Compensation Measures

Breeding Birds

Mitigation

- 1.14 Works to any buildings identified as containing nesting birds or nesting material will be timed to avoid the breeding bird season where possible (March – mid-September inclusive). This will ensure works will avoid potentially killing and/or injuring a wild bird, damaging or destroying its nest, or intentionally or recklessly disturbing a species listed on Schedule 1 of the Wildlife & Countryside Act 1981 (as amended).
- 1.15 Where buildings are due to be removed during the nesting season, a nesting bird check will be conducted no more than 24 hours prior to the planned removal date by a suitable experienced ecologist to identify whether any active nests are present. The demolition may only go ahead if the ecologist has confirmed that there are no active nests. Should any active nests be recorded during the nesting bird check then demolition of the building will be delayed, or a phased demolition will take place, leaving exclusion/no work zones for the sensitive areas of the building, until the SQE has confirmed the nest is no longer active.
- 1.16 The proposed demolition would take place in the September – October (subject to licencing as outlined below) which would coincide with the end of the Swallow breeding season. In the event Swallow were still breeding late into the season, the demolition programme could be designed to avoid impacts on B66 until later in the season when breeding was complete.

Compensation

- 1.17 To compensate the loss of the nesting opportunities, a total of four bird boxes will be installed on mature trees within the Site. These boxes will cater for species which may nest within man-made structures. Such boxes may include:
- Schwegler 2H Open Front Bird Box (Pied Wagtail): and
 - Schwegler 1B Bird Box (28mm) (Blue Tit *Cyanistes caeruleus*).

- 1.18 Due to the specific requirements of Swallow, it is not possible to provide exact compensation as there would be no suitable structures on which to attach nesting boxes. Future plans for the Site will take into consideration the opportunities to provide nest boxes for Swallow.

Bats

- 1.19 As bat roosts have been confirmed within six buildings, a bat European Protected Species Licence (EPLS) will be required to allow demolition works to lawfully proceed on these buildings.
- 1.20 To inform the bat licence, update surveys in line with the most recent guidance will be undertaken. This includes update building inspections, and emergence surveys on all buildings on-site. Should any additional buildings be confirmed as bat roosts during the course of these surveys, they will be included within the proposed mitigation below.

Mitigation

- 1.21 Six buildings included within the proposed demolition (B65, B66, B69, B71, B72, B75) are confirmed to support bat roosts of low numbers of common and widespread species (Common Pipistrelle, Soprano Pipistrelle, Long-eared sp). A bat EPSL is therefore required before work can lawfully proceed on these buildings and works must be completed in accordance with the granted licence.
- 1.22 Unless varied by the granting of the EPSL for those buildings with a confirmed bat roost, the following mitigation will be carried out:
- Prior to licensable activities commencing, the Named Ecologist (or their Agent) will provide a toolbox talk to relevant site personnel. This will ensure that the workers are aware of the bat issues on Site and the correct method to follow. The toolbox talk will provide information on bat species covered under the licence and general bat ecology in the context of the Site, including identification of bat droppings; relevant legislation and good practice; safe working methods with respect to bats; and the procedure to follow if any bats or evidence of bats are discovered.
 - Immediately prior to demolition, a pre-demo emergence and/or re-entry survey will be undertaken on the building. This will be followed the next day by a building inspection carried out by the Named Ecologist/their Agent.
 - Sensitive timing of demolition to avoid the main hibernation period for bats as a precaution.
 - Destructive search by supervised demolition of any potentially sensitive bat areas of the building, for example soft-stripping tiles and fascia boards.
- 1.23 It is recommended that buildings that have had no evidence of bats but still have the potential to support a roost (B67, B71a, B71b, B72a, B72b, B72c, B72d, B74, B76 and B76a) can be demolished at any point during the active bat season but works must take place under a Non-Licensed Method Statement (NLMS) with the following measures similar to those described above for licensable buildings (as a precaution):
- Toolbox talk provided to relevant contractors on site:
 - Building inspection by a bat licenced ecologist immediately prior to demolition work commencing; and

- Removal of potentially sensitive areas for bats under ecological supervision.

1.24 A summary of the mitigation approach for each building is summarised below in **Table 2** and **Figure 2**.

Figure 2: Proposed bat mitigation approach per building

Building	Suitability	Mitigation Approach
B65	Confirmed Roost	Demolition under EPSL
B66	Confirmed Roost	Demolition under EPSL
B66a	Low	Demolition under NLMS
B66b	Negligible	N/A
B66c	Negligible	N/A
B67	Low	Demolition under NLMS
B67a	Negligible	N/A
B69	Confirmed Roost	Demolition under EPSL
B69a	High	Demolition under NLMS
B70	Negligible	N/A
B71	Confirmed Roost	Demolition under EPSL
B71a	High	Demolition under NLMS
B71b	Low	Demolition under NLMS
B71c	Negligible	N/A
B71d	Negligible	N/A
B72	Confirmed Roost	Demolition under EPSL
B72a	Low	Demolition under NLMS
B72b	Negligible	N/A
B72c	Low	Demolition under NLMS
B72d	Low	Demolition under NLMS
B73	Negligible	N/A
B74	Low	Demolition under NLMS
B74a	Negligible	N/A
B75	Confirmed Roost	Demolition under EPSL
B76	Moderate	Demolition under NLMS
B76a	Moderate	Demolition under NLMS
B77	Negligible	Demolition under NLMS

Compensation

- 1.25 Bat roost provision will be made to compensate the loss of the bat roosts within the buildings to be removed as part of this demolition. This will comprise the installation of tree mounted bat boxes within retained habitats and boundaries on Site. The exact location, specification and number of boxes will be set out in the EPSL Licence.

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Figure 1 Bat Building Inspection Results

KEY

Suitability to support roosting bats

High

 Moderate

Low

 Negligible

SCALE: 1:1,000 at A3

0	10	20	30	40	50 Metres
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CLIENT: Hatch Farm Land Ltd

PROJECT: Hatch Farm

DATE: 08 June 2026

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Aerial Image: Microsoft, Vantor



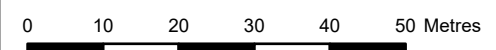
Figure 2 Proposed Bat Mitigation Approach

KEY

Mitigation approach:

- | | |
|---|--|
|  | Roost present, building to be demolished under EPSL |
|  | No roost present, building to be demolished under NLMS |
|  | No roost present, no mitigation required |

SCALE: 1:1,000 at A3



CLIENT: Hatch Farm Land Ltd

PROJECT: Hatch Farm

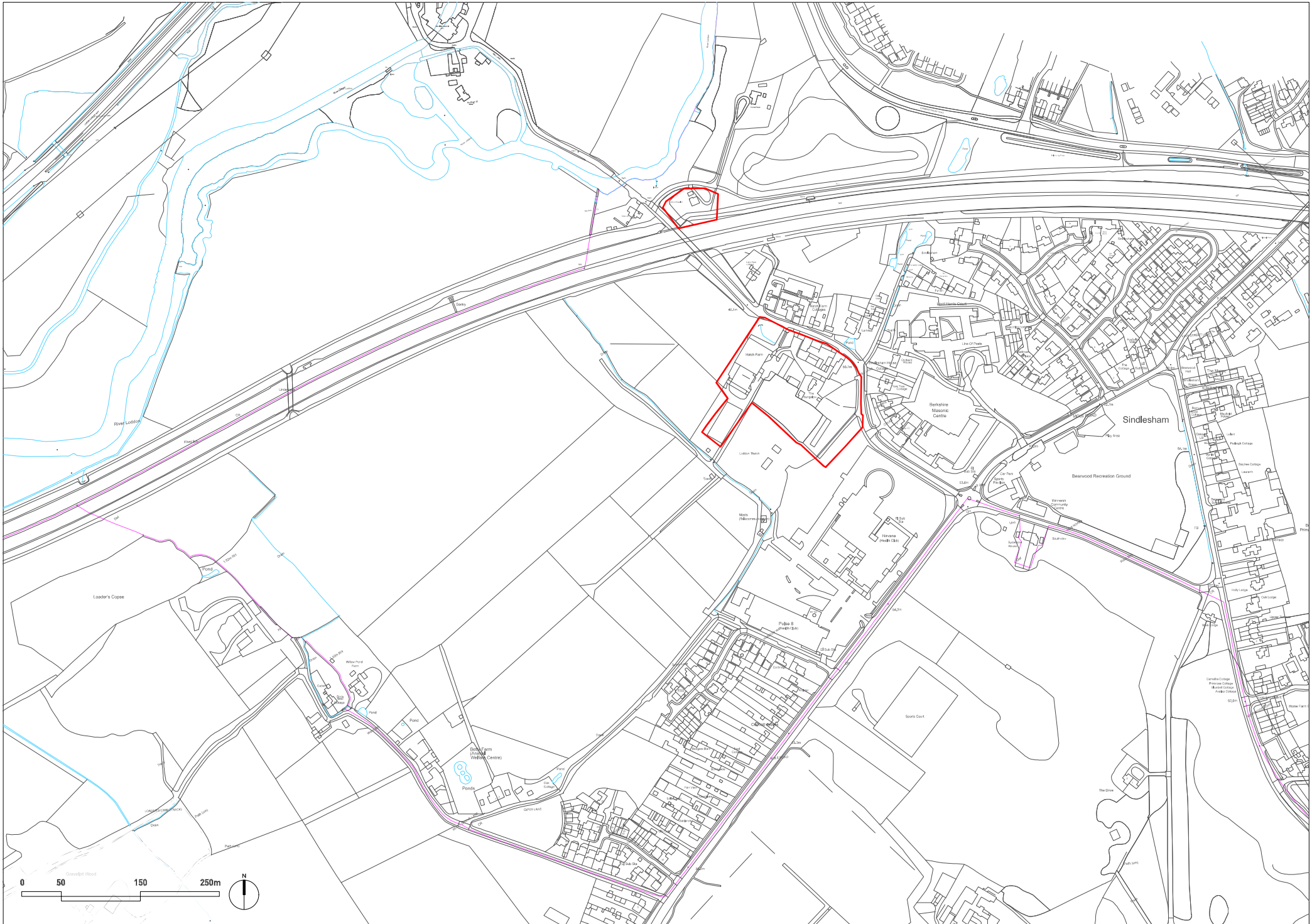
DATE: 08 June 2026

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Appendix 1

Site Location Plan

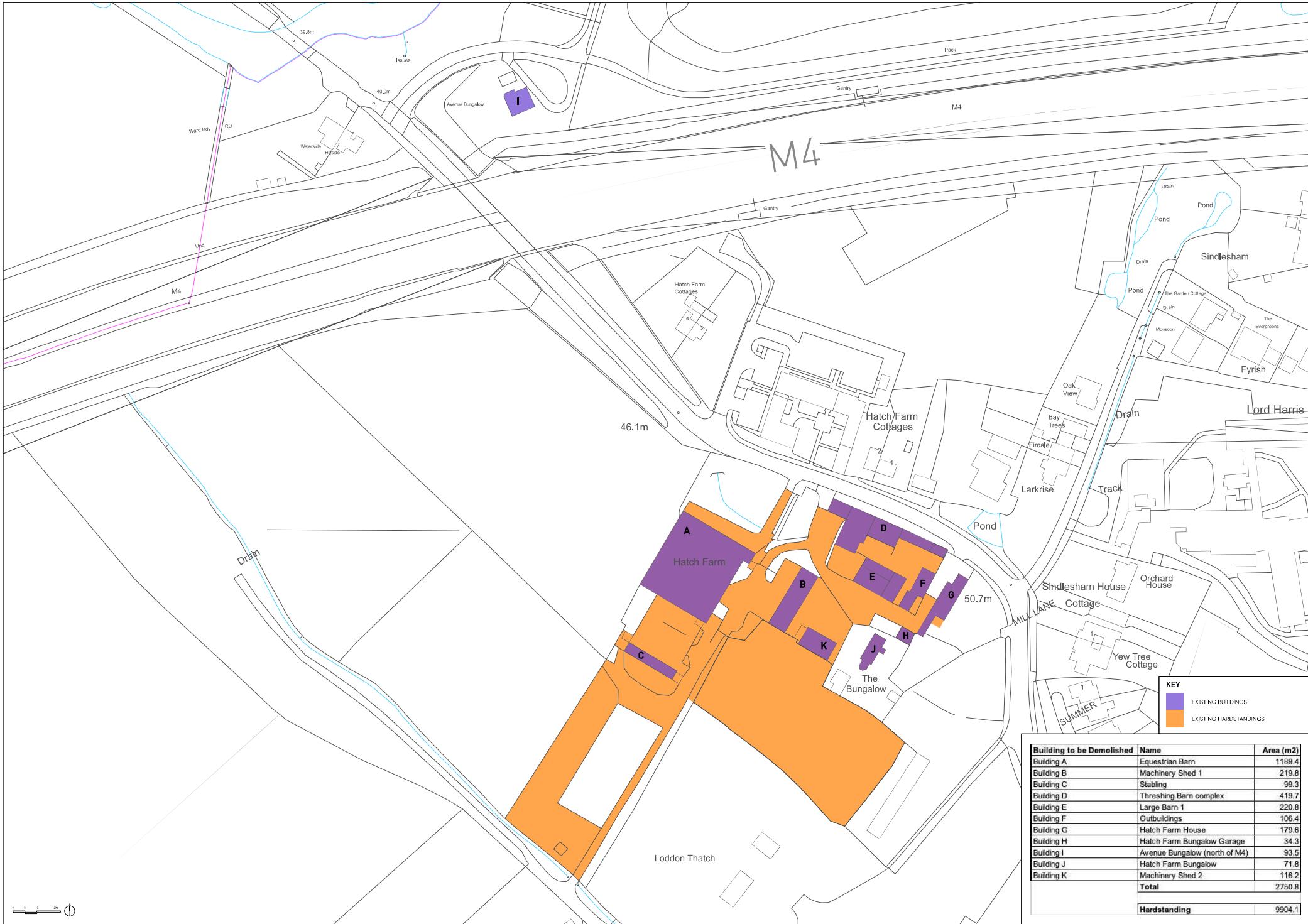


LAND AT HATCH FARM, SINDLESHAM - PRIOR APPROVAL LOCATION PLAN

Pegasus
Design

Appendix 2

Buildings to be Demolished



LAND AT HATCH FARM, SINDLESHAM - BUILDINGS TO BE DEMOLISHED LOCATION PLAN

Pegasus

Design

Appendix 3

Bat Survey Summary

Building	Suitability	Date	Start Time	Sunset/ Sunrise	End Time	Start Temp (°C)	End Temp (°C)	Cloud Cover (%)	Wind	Rain	Emergence/Re-entry Recorded	Species	Number
B65	High	18/05/2023	20:38	20:53	22:38	17	15	40	1	None	Yes	Soprano Pipistrelle	1
		01/06/2023	20:56	21:11	22:56	13	12	100	2	None	Yes	Soprano Pipistrelle	2
		15/06/2023	03:17	04:47	04:47	14	13	0	1	None	No	-	-
B66	Low	22/05/2023	20:43	20:58	22:27	17	12	40	1	None	Yes	Common Pipistrelle	3
		12/06/2023	21:05	21:20	22:50	20	19	45	1	None	Yes	Common Pipistrelle	1
		05/07/2023	03:24	04:54	05:09	12	8	0	1	None	No	-	-
B67	Low	05/06/2023	21:00	21:15	22:45	14	11	0	2	None	No	-	-
B69 & 69a	High	24/05/2023	20:44	21:00	22:45	18	14	30	1	None	Yes (B69)	Pipistrelle species	1
		06/06/2023	03:20	04:50	05:05	13	11	90	2	None	Yes (B69)	Silent bat (likely Pipistrelle)	1
		23/06/2023	03:17	04:47	05:02	17	15	0	1	None	No	-	-
B71	High	12/08/2022	04:15	05:45	06:00	15	13	0	0	None	No	-	-
		30/08/2022	19:46	20:01	21:46	19	18	40	2	None	No	-	-
		20/09/2022	18:52	19:07	20:52	20	18	100	0	None	No	-	-
B71a	High	16/05/2023	20:35	20:50	22:35	14	9	0	1	None	No	-	-

		30/05/2023	20:54	21:09	22:39	13	12	100	2	None	No	-	-
		20/06/2023	03:17	04:47	05:02	18	17	90	1	None	No	-	-
B71b	Low	05/06/2023	21:00	21:15	23:00	16	12	10	3	None	No	-	-
B72	Moderate	15/05/2023	20:33	20:48	22:33	13	11	90	1	None	Yes	Long-eared Bat	1
		13/06/2023	03:17	04:47	05:02	15	15	0	0	None	No	-	-
		18/07/2023	20:56	21:11	22:56	19	18	100	1	None	No	-	-
B72a, c & d	Low	19/06/2023	21:09	21:24	23:09	18	16	40	1	None	No	-	-
B74	Low	05/06/2023	21:00	21:14	23:00	14	11	0	2	None	No	-	-
B75	High	16/05/2023	20:35	20:50	22:35	14	11	10	1	None	Yes	Common Pipistrelle	1
		30/05/2023	20:54	21:09	22:39	14	13	100	2	None	No	-	-
		20/06/2023	03:17	04:47	05:02	17	15	80	0	None	Yes	Soprano Pipistrelle	1
B76 & 76a	Moderate	15/05/2023	20:33	20:48	22:33	13	11	90	1	None	No	-	-
		13/06/2023	03:17	04:47	05:02	15	15	0	0	None	No	-	-