



July 2025



Pythouse Farm, Tisbury
Bat Activity Survey

Project No

EC2232

Client

Nadder Energy

Report consultants

Bat survey:

Fraser Gurney (ACIEM), Ashleigh Cairns, Hannah Loran

Final Version completed by:

Ashleigh Cairns, Fraser Gurney (ACIEM)

Technical check completed by:

Paula Richings MCIEEM

Project Manager Disclosure:

The advice which we have prepared and provided is true to the best of our knowledge and utilises information available at the time. The advice has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct.

Quality check completed by:

Clare Carter

Date

July 2025

This Assessment is only valid for the named client and the project described. enims Ltd accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. The assessment is only valid for a period of 12 months. If the scope of works or timing of the project is altered the advice given in this report may not be valid.



Contents

Summary	4
1 Introduction	5
1.1 Context and Survey Objectives.....	5
1.2 Site Description	5
1.3 Project Overview	5
1.4 Legislation and Planning Policy	6
2 Methodology	7
2.4 Bat Activity Survey.....	7
2.5 Impact Assessment.....	8
3 Survey Results	9
3.4 Bat Transect Survey Results	9
4 Assessment and Recommendations	11
4.1 Discussion.....	11
4.2 Potential Impacts of Proposed Works.....	11
4.3 Further Survey Requirements	11
4.4 Mitigation Requirements	11
4.5 Ecological Enhancements	11
4.6 Data Constraints	11
5 Conclusion.....	12
6 References	13
Appendix A: Bat Transect Survey Data	14



Summary

Following the Preliminary Ecological Appraisal carried out by enims on 28th November 2024, it was considered necessary that bat transect surveys be carried out in order to establish whether bats species were utilising the site at Pythouse, Tisbury, Wiltshire, SP3 6PA (Grid Reference ST 91040 28731).

A walked transect survey was undertaken which concentrated on suspected bat foraging paths such as treelines and hedgerows on and around the site. The transect survey was carried out following guidance given in the Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2023). The first two survey visits were carried out in May and June 2025, with a third visit planned for September 2025.

Four species of bat were detected during the first two survey visits, including the uncommon serotine (*Eptesicus serotinus*). Overall, the site had moderate levels of bat activity. Bats were seen to forage and commute around farm buildings and woodland to the south and west of the site. No bat species which the nearby Chilmark Quarries SAC is designated for were detected during the first two survey visits.

The proposed installation of ground-mounted solar panels will not directly impact any bat roosts or fragment bat foraging or commuting routes.

Hedgerows on and surrounding the site should be retained and protected through the works phase and beyond to maintain suitable bat foraging and commuting habitat. Lighting during the hours of darkness should not be used for this development.

With the above mitigation in place, the proposed development is unlikely to impact directly on bats or on the conservation status of bats in the local area.

3.4 Further Survey Effort/Ecology Requirements

The third transect survey visit should be carried out in September, as planned. A static detector should be deployed between the time of writing and the third transect survey.

1 Introduction

1.1 Context and Survey Objectives

Enims Ltd were commissioned by Nadder Energy in January 2025 to undertake further bat survey work at Pythouse Farm following a Preliminary Ecological Appraisal (PEA) carried out in November 2024, which had identified the area as having high potential to support foraging and commuting bats. Chilmark Quarries Special Area of Conservation (SAC), which is designated for Bechstein's bat (*Myotis bechsteinii*), barbastelle (*Barbastella barbastellus*), greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe bats (*Rhinolophus hipposideros*), is 3.6km from Pythouse farm. Therefore, bat activity surveys (transect and static monitoring) were required to establish which bat species were utilising the site, and which features they were using.

1.2 Site Description

The application site is named Pythouse Farm, situated in Tisbury, Wiltshire, SP3 6PA (Grid Reference ST 91040 28731). The site is approximately 0.8 hectares and based on aerial imagery contains arable land, with buildings, hedges and similar fields surrounding the site. The application site lies within the administrative authority of Wiltshire Council. The location of the site can be seen below in Figure 1.



Figure 1. Location of application site and surrounding landscape. QGIS 2024.

1.3 Project Overview

The proposed development is for the installation of 416 JA Solar 640Wp solar panel modules on the site. At least four metres will be maintained between the solar panels and the edge of the site, with less than half of the site taken up by the solar panel modules.

1.4 Legislation and Planning Policy

All native bat species are fully protected by nature conservation legislation. Protection is afforded by Section 9 of the Wildlife and Countryside Act 1981 (as amended) through the species' inclusion under Schedule 5. All native bat species are also defined as European Protected Species (EPS) through inclusion in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended), the UK implementation of the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In England, these legislative instruments make it an offence to deliberately capture, injure, or kill any bat. Bat roosts are protected from damage or destruction, even when occurring accidentally, and from the deliberate or reckless obstruction of access for bats. Furthermore, it is an offence to deliberately or recklessly disturb a bat, whether roosting or otherwise.

The following native bats are adopted as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006:

- Barbastelle bat - *Barbastella barbastellus*
- Bechstein's bat - *Myotis bechsteinii*
- Noctule - *Nyctalus noctula*
- Soprano pipistrelle - *Pipistrellus pygmaeus*
- Brown long-eared bat - *Plecotus auritus*
- Greater horseshoe bat - *Rhinolophus ferrumequinum*
- Lesser horseshoe bat - *Rhinolophus hipposideros*

The National Planning Policy Framework (DfCLG, 2024) requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide net gains in biodiversity when making planning decisions. Paragraph 187 states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils”.

Paragraph 193 sets out the principles that local planning authorities should apply when determining planning application and states that:

“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”.

Other planning policies at the local level, which are of relevance to this development, include CP50 and CP69 of Wiltshire Council's Core Strategy 2015, which satisfies their obligations under the NERC Act. These two core policies require the protection of important nature sites, habitats and species in relation to development and seek enhancement for the benefit of biodiversity through the planning system. Wiltshire Council requires major applications to demonstrate a net gain for biodiversity through the use of Natural England's Biodiversity Net Gain Metric.



2 Methodology

2.4 Bat Activity Survey

A walked transect survey was undertaken which concentrated on suspected bat foraging paths such as treelines and hedgerows. The survey area encompassed the application site and the immediate surroundings (Figure 2). The transect survey was carried out following guidance given in the Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2023).

Two transect survey visits were carried out in May through June 2025 during appropriate weather conditions, with a third scheduled to be carried in September 2025. The dusk transect survey commenced at sunset and continued for two hours, with all bats seen and heard recorded, using an Echo Meter Touch Pro 2 device with an iPad to identify bat species heard. The transect surveys followed a pre-defined route covering representative field, woodland and hedgerow habitats within the survey area. Each transect began with at least 30 minutes stationary monitoring at the transect start point, followed by walking the route with further listening points at which bat activity was recorded for at least three minutes. The first transect was walked on 7th May 2025. The direction in which the transect route was walked was reversed for the second survey on 10th June 2025, to ensure parts of the site were surveyed at different stages post-sunset.

The third survey visit is scheduled for September 2025, following the direction and route of the first survey.

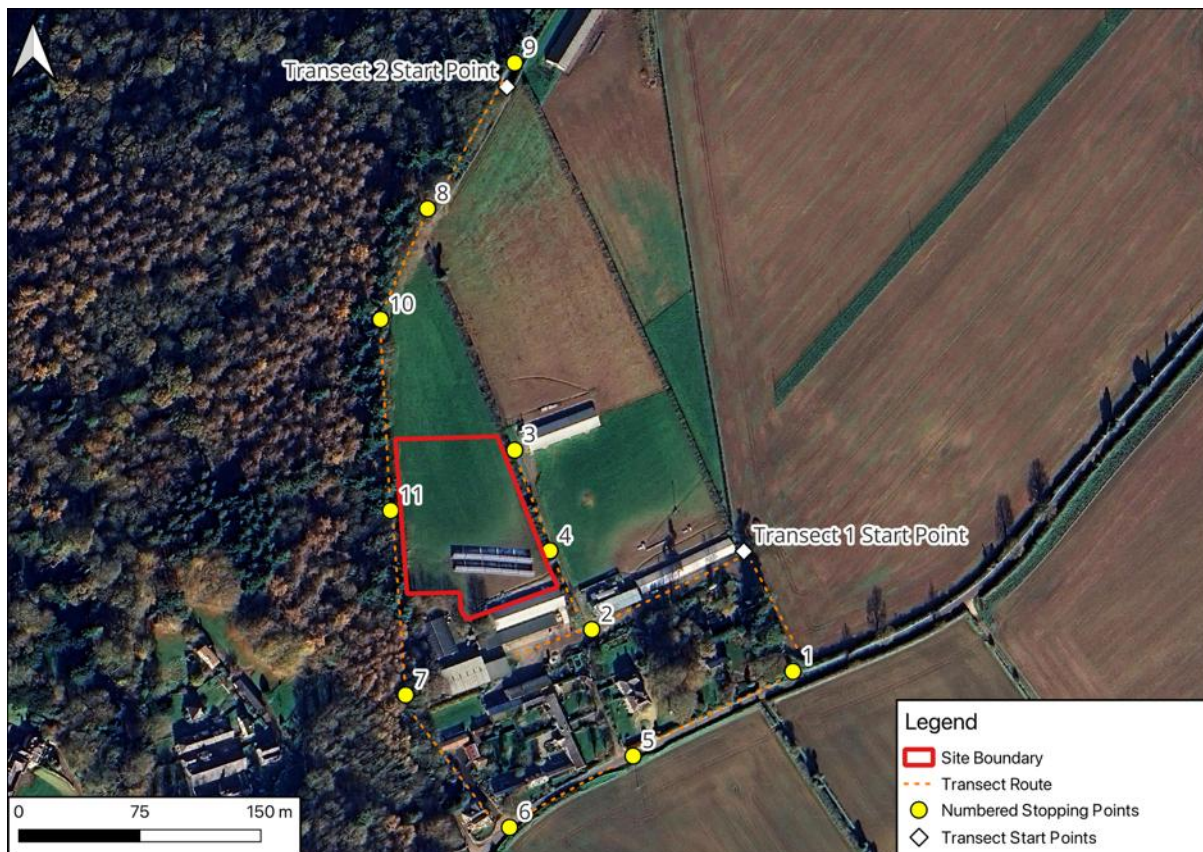


Figure 2. Bat transect survey map. QGIS 2025.

2.4.1 Personnel

The surveys were led by Fraser Gurney. Fraser is a consultant ecologist with enims Ltd and an Associate member of the Chartered Institute of Ecology and Environmental Management (ACIEM). Fraser is experienced in a wide range of field survey techniques and has particular expertise in bat and bird ecology, where he holds a Level 1 Bat Licence. Fraser was assisted by Ashleigh Cairns, a junior assistant ecologist with enims Ltd and experienced surveyor Hannah Loren.

2.4.2 Survey Limitations

There were some areas inaccessible for the transect survey within the farm in livestock fields. Surveyors covered as much of the farm as possible within the accessible areas.

2.5 Impact Assessment

A standardised methodology is adopted to undertake impact assessments for bat species identified within the zone of influence.

When assessing potential impacts from development operations, the following factors are considered:

- Baseline value of the ecological feature or resource.
- Positive or negative biodiversity outcome.
- Confidence in predictions.
- Magnitude of impact.
- Extent of impact.
- Duration of impact.
- Reversibility of impact.
- Timing and frequency of impact.

3 Survey Results

3.4 Bat Transect Survey Results

Four bat species were detected during the first two transect survey visits; common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), serotine bat (*Eptesicus serotinus*) and noctule bat (*Nyctalus noctula*). During both transect surveys common and soprano pipistrelle were most commonly detected, with occasional serotine and noctule detections. No bat species which Chilmark Quarries SAC is designated for were detected.

Bats were detected foraging and passing near woodland north, west and south of the site during both survey visits, with common pipistrelle noted repeatedly foraging around farm buildings near the site during the first transect survey visit. Maps of bat activity from the first two survey visits can be seen below in Figures 3 and 4 below.

Full survey data for the first two survey visits, including meteorological conditions, are given in Tables 1-2 of Appendix A.

The third transect survey visit is scheduled for September.

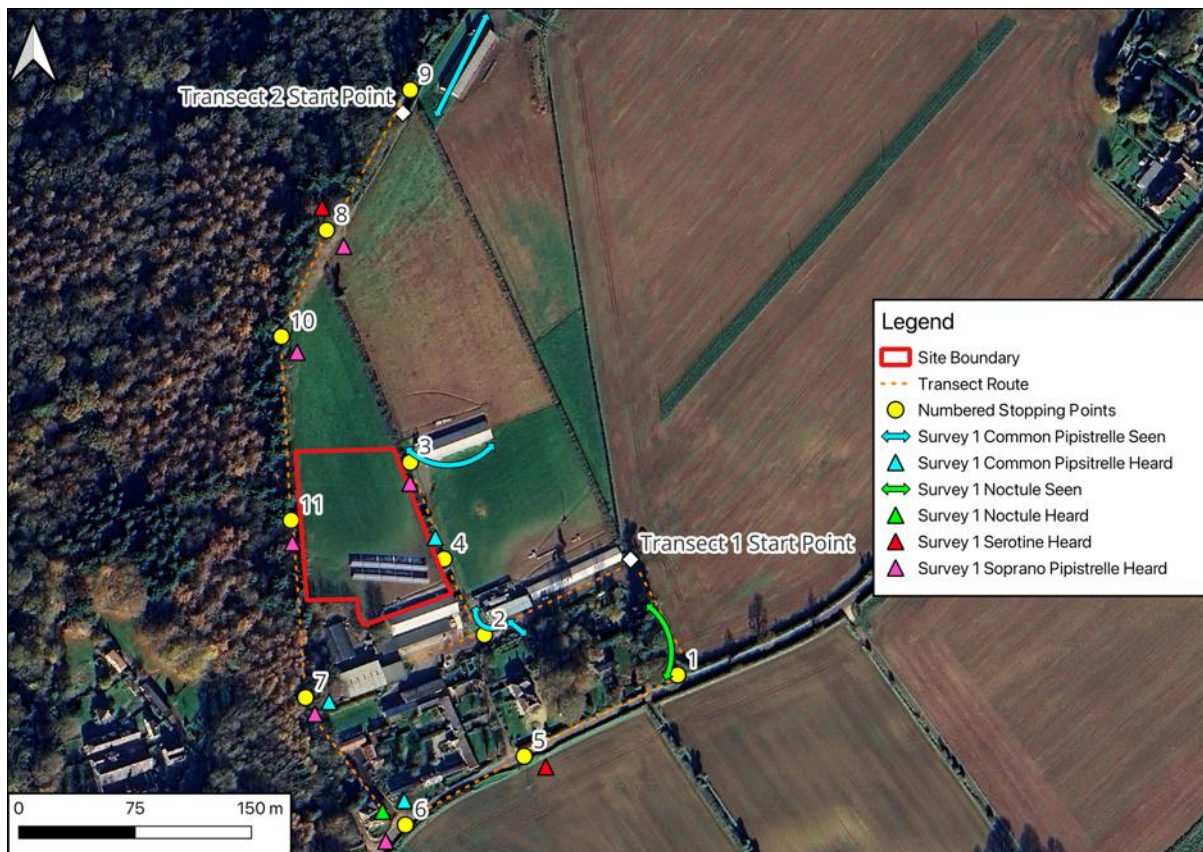


Figure 3. Bat activity map from survey visit 1. QGIS 2025.

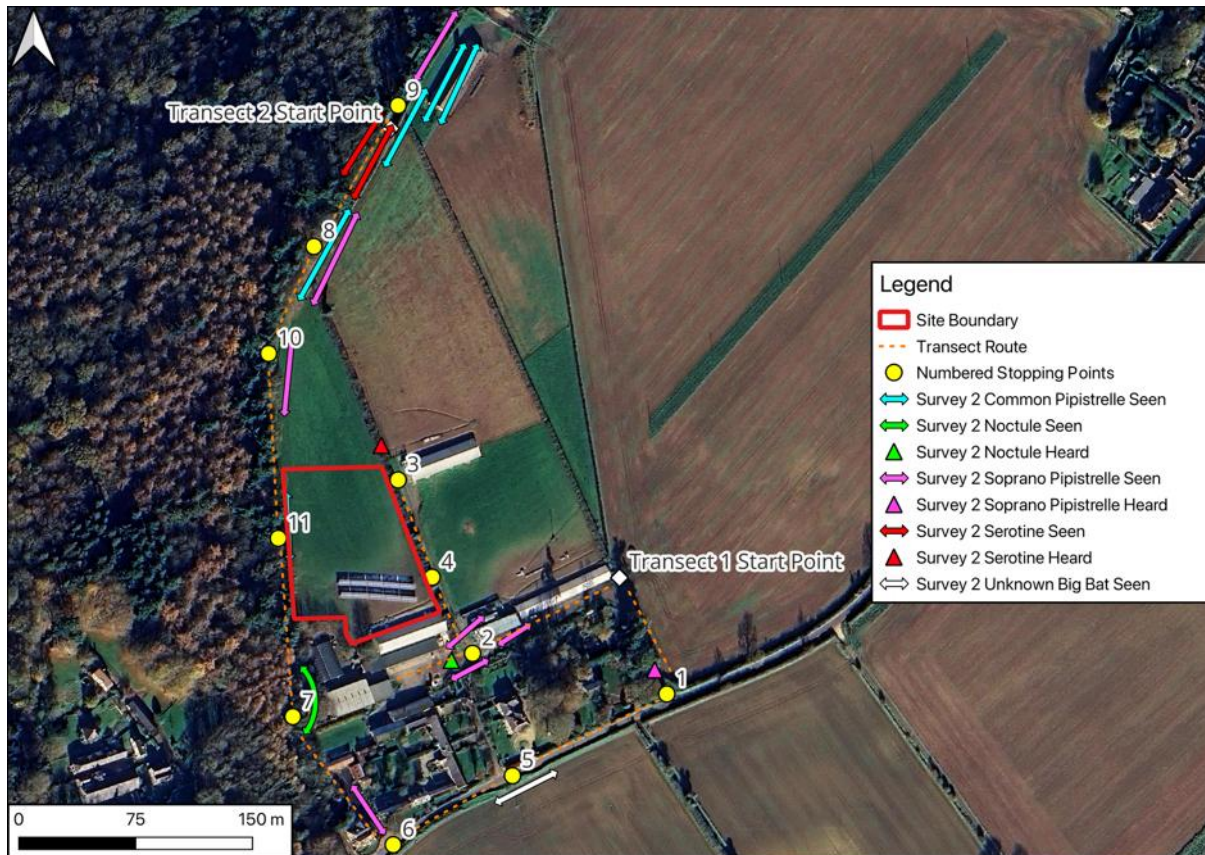


Figure 4. Bat activity map from survey visit 2. QGIS 2025.

4 Assessment and Recommendations

4.1 Discussion

Based on the first two transect survey visits (the third to be completed in September), the site had moderate levels of bat activity by common bat species, as well as low levels of activity by the uncommon serotine bat. The farm buildings and wooded areas north, west and south of the site were most frequently used by bats for foraging and commuting.

4.2 Potential Impacts of Proposed Works

The proposed development will not result in the fragmentation of bat foraging or commuting habitat as no vegetation clearance is planned.

A recent study found that bats in the UK can be negatively impacted by ground-mounted solar panels (Tinsley et al., 2023). However, during the first two survey visits bats were seen and heard around the edges of the field where solar panels are currently present (listening points 3, 4 and 11), indicating that bats may still be able to use areas of the site where solar panels are present.

Insensitive lighting can disrupt commuting routes and reduce foraging resources, which may impact upon the survival of the local population of bat species.

4.3 Further Survey Requirements

The third transect survey visit is scheduled for September. A static detector should be deployed to between the time of writing and the third transect survey.

4.4 Mitigation Requirements

Hedgerows on and surrounding the site should be retained and protected through the works phase and beyond to maintain suitable bat foraging and commuting habitat.

No lighting during the hours of darkness should be used for this project during the works phase and beyond.

4.5 Ecological Enhancements

A range of boxes are available that provide a self-contained space for roosting bats. These can be attached to trees or building exteriors. These bat boxes can provide additional roosting features to those already available near to the site, or provide new roosting space to encourage a wide range of bat species to utilise the surrounding area.

Soft landscaping that includes a variety of native plant species will provide a good quality food supply for insects and therefore provide further foraging resources for bats. Planting night-scented flowers such as evening primrose (*Oenothera biennis*), jasmine (*Jasminum officinale*) and honeysuckle (*Lonicera periclymenum*) is also beneficial.

4.6 Data Constraints

The data is valid for 12 months from the date of the report.

There were some areas inaccessible for the transect survey within the farm in livestock fields. However, the transect route covered a large portion of the site and immediately surrounding landscape and is likely to have obtained a representative sample of how bats use the site.

Conclusions in this report may be altered by the results of the third transect survey which is yet to be completed.



5 Conclusion

It is concluded that the site has moderate levels of activity by of common bat species, as well as low levels of activity of the uncommon serotine bat.

Hedgerows on and surrounding the site should be retained and protected through the works phase and beyond to maintain suitable bat foraging and commuting habitat. External lighting should be avoided where possible, with any lighting required being bat sensitive.

With the above mitigation in place, the proposed development is unlikely to impact directly on bats or on the conservation status of bats in the local area.

The third transect survey visit will take place in September and a static detector will be deployed to between the time of writing and the third transect survey, after which this report will be updated.

6 References

- Collins, J. (ed.). (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th ed.). Bat Conservation Trust, London.
- DfCLG. (2024). National Planning Policy Framework. Department for Communities and Local Government, London.
- enims Ltd. (2025). *Pythouse Farm, Tisbury - Preliminary Ecological Appraisal*. enims Ltd, Winchester.
- Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.
- Tinsley, E., Froidevaux, J. S. P., Zsebők, S., Szabadi, K. L., & Jones, G. (2023). Renewable energies and biodiversity: Impact of ground-mounted solar photovoltaic sites on bat activity. *Journal of Applied Ecology*, 60, 1752–1762. <https://doi.org/10.1111/1365-2664.14474>.
- Wiltshire Council. (2015). Wiltshire Core Strategy. Adopted January 2015.

Appendix A: Bat Transect Survey Data

Table 1. Survey 1 results

Location:		Pythouse Farm	Project No:	EC2232
Weather:		Start: 60%cloud cover, BF wind speed: 1 Finish: 70% cloud cover, BF wind speed: 2		
Start temp:		13°C	End temp:	10°C
Date:		07/05/25	Sunset time:	20:24
Start time:		20:25	End time:	22:24
Time	Stopping Point Number	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
20:59	1	Noctule	Heard and seen, passing and foraging by the surveyors.	
21:05	2	Common pipistrelle	Seen not heard, passing and foraging by the corner of the barn.	
21:11	3	Soprano pipistrelle	Heard not seen.	
21:14	3	Common pipistrelle	Seen not heard, passing and foraging around shed and east of the shed.	
21:19	3	Soprano pipistrelle	Heard not seen.	
21:23	4	Common pipistrelle	Heard not seen.	
21:25	2	Common pipistrelle	Heard and seen, passing and foraging by the corner of the barn.	
21:28	2	Common pipistrelle	Heard not seen.	
21:32	5	Serotine	Heard not seen, halfway between 5 and 6 on the map.	
21:36	6	Noctule	Heard not seen, at the T junction by 6.	
21:36	6	Soprano pipistrelle	Heard not seen, at the T junction by 6.	
21:38	6	Soprano pipistrelle	Heard not seen, 10 m up from the T junction by 6.	
21:40	7	Soprano pipistrelle	Heard not seen, at 7 on the map.	
21:51	8	Serotine	Heard not seen.	



21:55	9	Common pipistrelle	Heard and seen, foraging by the barn near 9.
22:04	8	Soprano pipistrelle	Heard not seen, by the gate with a 'private' sign on it, on the road.
22:10	10	Soprano pipistrelle	Heard not seen, halfway between 10 and 11 on the map.
22:14	11	Soprano pipistrelle	Heard not seen, 10 m up from the T junction by 6.
22:16	7	Common pipistrelle	Heard not seen, 10 m up from the T junction by 6.
22:17	6	Soprano pipistrelle	Heard not seen, 10 m up from the T junction by 6.
22:18	6	Common pipistrelle	Heard not seen, at the T junction by 6.

Table 2. Survey 2 results

Location:		Pythouse Farm	Project No:	EC2232
Weather:		Start: 0%cloud cover, BF wind speed: 0 Finish: 20% cloud cover, BF wind speed: 1		
Start temp:		21°C	End temp:	14°C
Date:		10/06/25	Sunset time:	21:20
Start time:		21:20	End time:	23:20
Time	Map Number	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:38	9	Soprano pipistrelle	Heard not seen.	
21:40	9	Soprano pipistrelle	Heard not seen.	
21:45	9	Soprano pipistrelle	Seen and heard, passing and foraging.	
21:47	9	Soprano pipistrelle	Seen and heard, passing and foraging.	
21:48	9	Common pipistrelle	Seen and heard, passing and foraging, 2 bats for 5 mins.	
21:50	9	Common pipistrelle	Seen and heard, passing and foraging.	
21:51	9	Soprano pipistrelle	Seen and heard, passing and foraging.	
21:52	9	Serotine	Heard not seen.	
21:52	9	Common pipistrelle	Heard not seen.	
21:54	9	Serotine	Seen and heard, passing and foraging, 2 bats.	



21:59	9	Serotine	Seen and heard, passing and foraging.
22:02	9	Unknown	Seen not heard, foraging.
22:05	8	Common pipistrelle	Seen and heard, passing and foraging.
22:08	8	Common pipistrelle	Heard not seen.
22:08	8	Soprano pipistrelle	Heard not seen.
22:10	10	Soprano pipistrelle	Seen and heard, passing and foraging.
22:16	11	Common pipistrelle	Seen and heard, passing and foraging.
22:21	7	Noctule	Seen and heard, passing and foraging.
22:24	6	Common pipistrelle	Heard not seen repeatedly.
22:29	6	Soprano pipistrelle	Seen and heard, passing repeatedly.
22:33	5	Unknown	Seen not heard, passing.
22:42	1	Soprano pipistrelle	Heard not seen.
22:52	2	Soprano pipistrelle	Seen and heard, passing repeatedly.
22:53	2	Noctule	Heard not seen.
22:53	2	Soprano pipistrelle	Heard not seen.
23:16	3	Serotine	Heard not seen.