

Land off Tytherley Road,

Bat Report

Prepared on behalf of Mr Brian Gamet

September 2025

Land off Thytherley Road

Ecology 8948

Issue 01

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1.0 Executive Summary

- 1.1 The Client is proposing to submit a Class Q application for a barn at Land off Tytherley Road, Winterslow, Salisbury, SP5 1PZ. A Preliminary Roost Assessment was conducted by Daniel Ahern Ecology Ltd in June 2025, which assessed the building as having moderate potential to support roosting bats. Pro Vision Ecology were commissioned to undertake an update assessment and the subsequent emergence bat surveys.
- 1.2 The update assessment was conducted on the building prior to an emergence survey to ensure the details in the original assessment were still valid. The building was considered to be in the same condition, with the same potential roosting features and access points present.
- 1.3 Two emergence surveys were undertaken on the 5th and 27th August 2025. No bats were recorded emerging from Barn A.
- 1.4 Barn B (not subject to this application) has been identified as a day roost for common pipistrelle bats. Further surveys and a licence will be required if this building is impacted by any works in the future.
- 1.5 The development presents an opportunity to enhance the site by providing additional roosting sites for bats, in compliance with national and local planning policy. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Background

- 2.1 Pro Vision Ecology were commissioned in July 2025 to carry out emergence surveys on Barn A at Land off Tytherley Road, Winterslow, Salisbury, SP5 1PZ. For the site location refer to **Appendix A**. A Preliminary Roost Assessment (PRA) was conducted by Daniel Ahern Ecology Ltd in June 2025 which assessed the barn as holding moderate potential to support roosting bats.
- 2.2 This report summarises the findings of the update roost assessment and subsequent emergence surveys. The results set out within this report are valid for 18 months from the issue date.

Site Description

- 2.3 The application site is located in the village of Winterslow in Wiltshire. The surrounding land is comprised predominantly of residential properties to the east and south east and the wider area comprises arable land with an associated network of hedgerows and tree lines. An extensive woodland block is located to the south of the village with additional parcels of woodland also located to the east and north of the village.
- 2.4 The site comprises two barns located on an area of short sward grassland.

Brief

- 2.5 To conduct an update roost assessment and undertake two emergence surveys of Barn A at Land off Tytherley Road, Winterslow, Salisbury, SP5 1PZ and to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation

- 2.6 Bats are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence, inter alia, to:
- deliberately capture, injure or kill any such animal;
 - deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;
 - to impair its ability to hibernate or migrate;
 - to affect significantly the local distribution or abundance of that species; or
 - damage or destroy a breeding site or resting place of any such animal; or
 - intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or

- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

2.7 In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
- Lesser horseshoe bat (*Rhinolophus hipposideros*);
- Bechstein's bat (*Myotis bechsteinii*);
- Barbastelle (*Barbastella barbastellus*);
- Greater mouse-eared bat (*Myotis myotis*).

2.8 In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

3.0 Methodologies

Update Roost Assessment

- 3.1 An update building inspection was undertaken by Maya Crate and David Casson on the 5th August 2025. During the survey there was light cloud, light wind and an ambient temperature of 17°C. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats

Suitability	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year
Negligible	No obvious features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

Site constraints

- 3.2 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the buildings on site for bats, due regard was paid to the noting of features that have the potential to support crevice dwelling species. Consequently, it is not possible to definitively conclude that bats are absent from these areas.

Emergence Surveys

- 3.3 Emergence surveys were conducted in accordance with the Bat Conservation Trust Best Practice Guidelines (Collins, 2023). Two surveys were completed on the house on the 5th and 27th August 2025. Two surveyors were positioned on the southern and northern elevation of the building, ensuring all potential features were in view of the cameras. A summary for the conditions of each survey are provided in **Table 3** below.
- 3.4 Surveys were completed by ecologists Maya Crate, David Casson, Emma Bennett and Matthew Norris Hill.

Table 3: Phase II Bat Survey Details

Date	Start and end times and time of sunset	Structure	Equipment used	Weather Conditions
05.08.25	Start: 20:31 End: 22:16 Sunset: 20:46	Barn A	2 x Echo meter Touch 2 Pro 1 x Canon XA11 camera, and 2 x 96 LED Infra-Red Illuminator flood lights	Start: 17°C End: 14°C 1/8 cloud cover 2/12 wind Dry
Comments: 2 surveyors undertook this survey.				
27.08.25	Start: 19:48 End: 21:33 Sunset: 20:03	Barn A	2 x Echo meter Touch 2 Pro 1 x Anabat Walkabout 1 x Canon XA11 camera, 1 x 12 LED and 1 x 96 LED LED Infra-Red Illuminator flood light 1x Pixfra Arc A613 thermal imaging monocular	Start: 18°C End: 15°C 5/8 cloud cover 3/12 wind Dry
Comments: 2 surveyors undertook this survey.				

- 3.5 The surveyors were equipped with Echo Meter Touch 2 Pro detectors and Canon XA11 Cameras with LED Infra-Red Illuminator flood lights and Pixfra Arc A613 thermal imaging monocular as Night Vision Aids (NVAs). **Figures 1 to 2** shows the coverage of the NVAs during the survey. NVAs were positioned next to the surveyors watching the building, once it became too dark to see the building the surveyors viewed the building through the camera display. Post survey any emergencies or suspected emergencies were then reviewed using a computer and VLC media player with the motion detector filter activated to aid footage review. Where necessary footage was slowed down and reviewed frame by frame.
- 3.6 Bat sound analysis was undertaken using Analook Insight software to confirm the identity of the species recorded.



Figure 1: Still from infra-red camera facing the southern and eastern elevations.



Figure 2: Still from infra-red camera facing the northern elevation.

Survey limitations and justification

- 3.7 On the 5th August one of the two surveyors had NVA's. This is not considered to be a significant limitation as no suspected emergencies were recorded on this elevation and both surveyors had NVA's on the 27th August.

4.0 Results and Analysis

Preliminary Roost Assessment

- 4.1 A PRA was conducted by Daniel Ahern Ecology Ltd (2025). The PRA concluded that Barn A holds moderate potential to support roosting bats. The PRA noted a high number of potential roost features between the roof cladding and internally at beam intersections. Potential roost features were also noted where the wall and roof meet and gaps were also noted under corrugated roof sheets. A void was also present between the weatherboarding and cladding.
- 4.2 Prior to the first emergence survey conducted by Pro Vision on the 5th August, an update assessment was conducted to determine whether the results of the initial survey were still valid. During this assessment the building was considered to be in the same condition as the previous survey.
- 4.3 Barn A is an agricultural outbuilding constructed from a timber frame with a low breezeblock wall. Timber cladding was present on all elevations which was lifted in some places. The roof is pitched and comprised corrugated metal sheets. Internally the building is open to the apex.
- 4.4 In line with the previous assessment the building is considered to hold **moderate potential**. The details of the further emergence surveys are provided below.

Emergence Surveys

- 4.5 Two emergence surveys were conducted on Barn A, the results are provided in **Appendix B** and summarised below.

5th August Dusk Emergence

- 4.6 No bats were recorded emerging from Barn A during the survey.
- 4.7 Common pipistrelle (*Pipistrellus pipistrellus*) bats were recorded foraging, predominantly over the western yard, between 20:53 and 22:04. Serotine (*Eptesicus serotinus*) bats were recorded foraging on site at 21:42 and 21:59.
- 4.8 One common pipistrelle bat was recorded emerging from beneath the roof sheet of Barn B (**Figure 3**). However, this building will not be impacted by the proposed development.



Figure 3: Common pipistrelle roost location in Barn B.

27th August Dusk Emergence

- 4.9 Noctule (*Nyctalus noctula*) bats were recorded foraging high above the site at 20:09 and 20:18. Common pipistrelle bats were recorded foraging and commuting across the site between 20:28 and 21:30. Soprano pipistrelle (*Pipistrellus pygmaeus*) bats were recorded foraging on site at 20:27 and 20:54.
- 4.10 No bats were recorded emerging from the building on this survey.

Summary

- 4.11 No bats were recorded emerging from Barn A, and activity recorded on site and within the vicinity was relatively low comprising predominantly common pipistrelle bats.
- 4.12 Barn A is therefore not considered to support a bat roost and no further action is required.
- 4.13 Barn B (not subject to this application) has been identified as a day roost for common pipistrelle bats. Further surveys and a licence will be required if this building is impacted by any works in the future.

5.0 Requirements and Recommendations

Measures to Mitigate against the effects of the proposed development

Foraging and Lighting

- 5.1 The site is situated in the rural village of Winterslow. Low numbers of foraging and commuting bats were recorded on site. To ensure bats continue to utilise the site post development the proposed development will require lighting which adheres to the following guidelines (ILP, 2023):
- LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the property.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.
 - Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.
 - No external lighting should be directed onto barn B which has been identified as a common pipistrelle day roost.

Enhancement

- 5.2 In accordance with the Natural Planning Policy Framework (NPPF, 2024) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.3 The development should look to incorporate an integrated bat or bird box on the northern elevation near the eaves.

6.0 References and Bibliography

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

National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Daniel Ahern Ecology Ltd (2025)- Preliminary Bat Roost Assessment Report (Project number 5580)

Appendices

Appendix A: Site Location

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



Legend

 Buildings



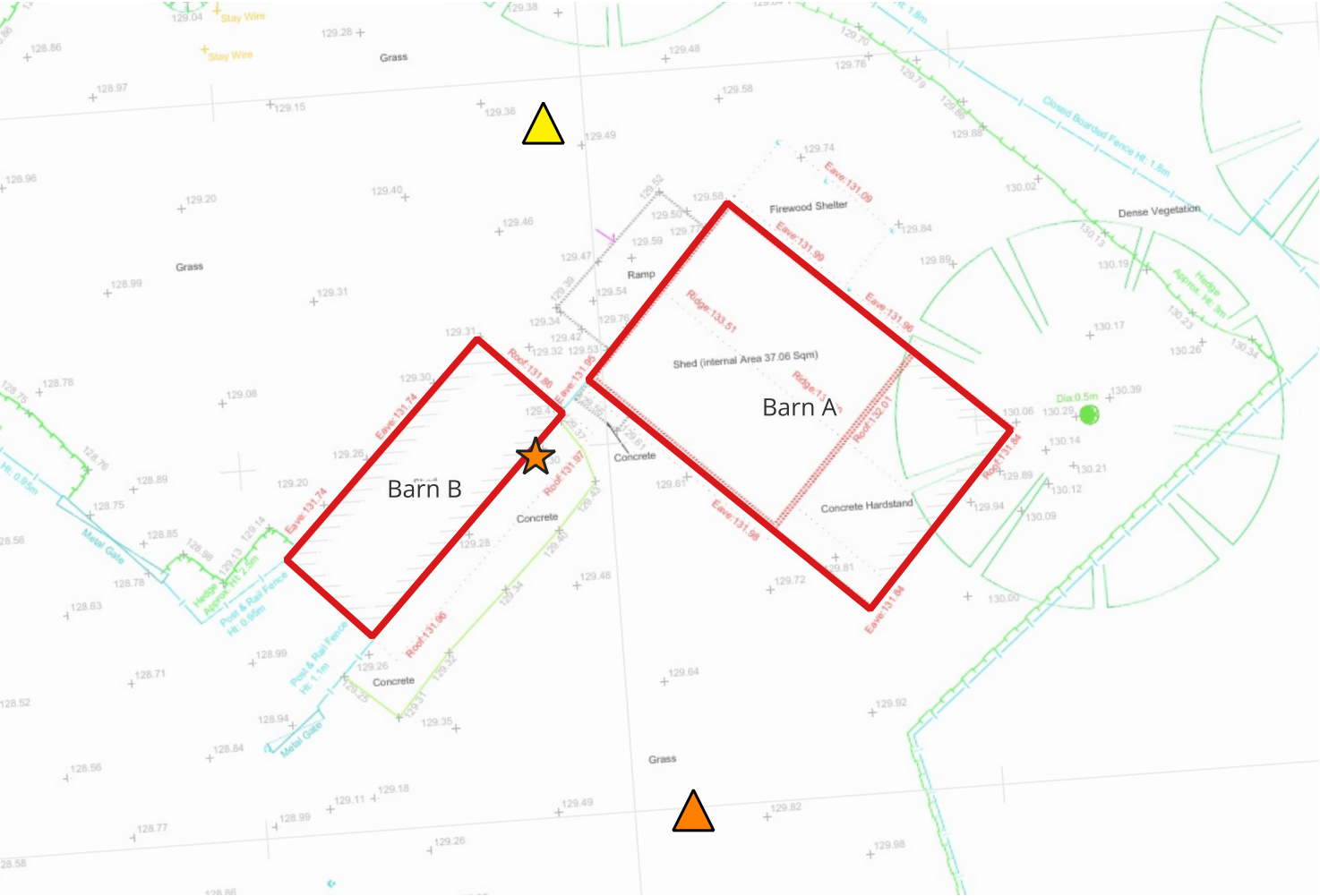
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.09.25	Map created	AH	LSJ

CLIENT:	Mr Brian Gamet		
PROJECT:	Land off Tytherley Road		
DRAWING:	Site Location Plan	1:5000	
NUMBER:	8948-XX-E0-01	A4	
ISSUE:	v1	09.09.25	

Appendix B: Emergence Survey Results

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

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ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	09.09.25	Map created	AH	LSJ

CLIENT:	Mr Brian Gamet		
PROJECT:	Land off Tytherley Road		
DRAWING:	Emergence Survey Results	1:200	
NUMBER:	8948-XX-E0-02	A4	
ISSUE:	v1	09.09.25	

Legend

- Buildings
- Common Pipistrelle Emergence
- Surveyor and NVA
- Surveyor only on 05.08.25
- Surveyor with NVA on 27.08.25



5th August 2025 - Dusk Emergence Survey

Date:	05/08/25	Surveyors:	Maya Crate and David Casson
Time	Species	Description	
20:54	Common pipistrelle	Emergence from Barn B	
20:53	Common pipistrelle	Heard not seen, commuting off site	
21:13	Common pipistrelle	Commuting north east to south west through the western yard	
21:14 - 21:16	Common pipistrelle	Foraging in western yard	
21:24	Common pipistrelle	Commuting south west to north east over northern hedgerow	
21:26	Common pipistrelle	Foraging in western yard by the southern hedge	
21:29	Common pipistrelle	Foraging in western yard and over garden	
21:32	Common pipistrelle	Commuting south	
21:37	Common pipistrelle	Foraging in western yard	
21:42	Serotine	Foraging in the south east of the site	
21:47	Common pipistrelle	Heard not seen, commuting	
21:59	Serotine	Foraging in the yard.	
22:04	Common pipistrelle	Heard not seen, very briefly in the north of the site	

27th August 2025 - Dusk Emergence Survey

Date:	19/06/25	Surveyors:	Emma Bennett and Matthew Norris-Hill
Time	Species	Description	
20:09	Noctule	Foraging high above the site	
20:18	Noctule	Heard not seen	
20:27	Common pipistrelle	Foraging near building	
20:28	Common pipistrelle	Foraging around the front of the barn	
20:29	Common pipistrelle	Two bats commuting north east to south west across the site	
20:31	Common pipistrelle	Foraging near building	
20:31	Common pipistrelle	Foraging over vines before commuting north west towards track	
20:32	Common pipistrelle	Flying south west along barn B	
20:33	Common pipistrelle	Heard not seen on the northern elevation	
20:34	Common pipistrelle	Heard not seen on the northern elevation	
20:37	Common pipistrelle	Two bats foraging north of the barn and on the southern elevation of the barn before flying south west	
20:38	Soprano pipistrelle	Heard not seen on the southern elevation	
20:40	Common pipistrelle	Foraging over grassland	
20:43 – 21:13	Common pipistrelle	Foraging over grassland and commuting east and west of the site along the track and social calling	
20:54	Soprano pipistrelle	Heard not seen on the northern elevation	
20:54	Common pipistrelle	Foraging near gable end and social calling	
21:12	Noctule	Heard not seen on the southern elevation	
21:30	Common pipistrelle	Heard not seen on the southern elevation	