



DARWIN ECOLOGY
integrating nature conservation

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Bat Emergence Surveys and Mitigation Report

Tisbury Motors
High Street
Tisbury
Salisbury
SP3 6HF

June 2024

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QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management’s Code of Professional Conduct.		
Prepared by	Ecologists Nathan Biggs BSc MSc (Hons)	June 2024
Checked by	Principal Ecologist Olatz Gartzia BSc MSc ACIEEM	June 2024
Issue Number	1	
This report remains valid for 24 months from date of issue.		
Survey data are valid for 18 months from the date the survey was undertaken.		

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This report has been prepared for the sole use of the client. Any third party referring to this report or relying on the information contained herein, does so entirely at their own risk.

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

1. EXECUTIVE SUMMARY

- 1.1. Darwin Ecology Ltd. was commissioned by Historic Building Advisory Service to undertake a Phase 2 emergence survey at Tisbury Motors, High St, Tisbury, Wiltshire SP3 6HF. The assessment was required to support a planning application for demolition of the existing garage site and the construction of a new residential block comprising 8 new dwellings which will range in size from two to three bedrooms.
- 1.2. A Preliminary Roost Assessment (PRA) and subsequent Phase 2 surveys were completed by Darwin Ecology in 2022. During the survey the building to be impacted by the works was found to offer a **low** suitability to support roosting bats.
- 1.3. In line with the Bat Conservation Trust (2023) guidelines, one emergence survey was carried out in the 2024 survey season by Darwin Ecology Ltd
- 1.4. During the bat emergence surveys, no emergences were recorded. Therefore, it is not anticipated that any negative impacts on bats are likely to occur from the proposed works. However, it is recommended that works around the areas highlighted in the preliminary roost assessment should be carried out with care and sensitivity.
- 1.5. Mitigation and compensatory measures to ensure the favourable conservation status of bats is maintained will include:
 - Any new external lighting will be fitted with downward facing baffles and will be directed to avoid light spillage.
- 1.6. Recommendations for enhancements have also been made, which include integrated bat and bird boxes to be incorporated into the new dwellings, the locations of the boxes should be determined by a suitably qualified ecologist to ensure likely uptake by protected species.

2. INTRODUCTION AND BACKGROUND

- 2.1. Darwin Ecology Ltd. was commissioned by Historic Building Advisory Service to undertake a Phase 2 emergence survey at Tisbury Motors, High St, Tisbury, Wiltshire SP3 6HF. The assessment was required to support a planning application for demolition of the existing garage site and the construction of a new residential block comprising 8 new dwellings which will range in size from two to three bedrooms.
- 2.2. The proposed drawings on which this assessment is based are provided in Appendix 1.

Site Overview

- 2.3. The site consists of a large garage workshop building with forecourt within the town centre. There is a residential flat above the workshop and a car park to the rear of the building (see **Figure 1**).
- 2.4. The site is within the centre of the town of Tisbury, approximately 9 km north east of Shaftesbury and within Cranbourne Chase Area of Outstanding Natural Beauty (AONB). A number of scattered mature trees and gardens are present in the immediate surrounding area, providing moderate connectivity to habitat outside the town. The wider landscape comprises agricultural fields, patches of broadleaved woodland and semi-improved grassland with the River Nadder approximately 320m to the east and Oddford Brook approximately 400m southwest of the site (see **Figure 2**).

Scope of Report

- 2.5. The aim of this report is to:
- Determine the presence/absence of bats in the building(s) within the site;
 - Classify the roost type identified (e.g. day roost, maternity roost etc);
 - Carry out an impact assessment of the proposed works and how they will directly / indirectly affects the identified bat roost(s);
 - Outline the relevant legislation and protection afforded to bats; and
 - Provide avoidance, compensation, mitigation and enhancement measures recommended to avoid harm/injury to roosting bats.



Figure 1: Site location within the local landscape (Copyright Google Maps, 2024)



Figure 2: Site location within the wider landscape (Copyright Google Maps, 2024)

3. LEGISLATION & POLICY

Bat Legislation

- 3.1. In England and Wales, all bat species and their roosts are legally protected under the European *Habitats Directive* (1992); the *Conservation of Habitats and Species Regulations* (2017); the *Wildlife and Countryside Act* (1981) (as amended); the *Countryside and Rights of Way Act, 2000*; and the *Natural Environment and Rural Communities Act* (NERC, 2006).
- 3.2. Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, brown long-eared, soprano pipistrelle *Pipistrellus pygmaeus*, and noctule *Nyctalus noctula* bats are all species of principal importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.
- 3.3. You will be committing a criminal offence if you:
- Deliberately capture, injure or kill a bat;
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; or
 - Intentionally or recklessly obstruct access to a bat roost.
- 3.4. The government's statutory conservation advisory organisation, Natural England, is responsible for administering EPS licenses that permit activities that would otherwise lead to an offence.
- 3.5. A licence can be obtained if the following three tests have been met:
- Regulation 53(9)(a) - there is "no satisfactory alternative" to the derogation, and;
 - Regulation 53(9)(b) - the derogation "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range" and;
 - Regulation 53(2)(e) - the derogation is for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

National Planning Policy

- 3.1. The *National Planning Policy Framework (2021)* aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. Chapter 15 'Conserving and enhancing the natural environment' details what local planning policies should seek to consider with regard to planning applications.
- 3.2. Planning policies and decisions should contribute to and enhance the natural and local environment by:

174 a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

174 b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

174 d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

175) Plans should: distinguish between the hierarchy of international, national and local designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries;

176) Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and Broads. The scale and extent of development within all these designated areas should be limited, while development within their settings should be sensitively located and designed to avoid or minimize adverse impacts on the designated area.

- 3.3. Specific policies regarding habitats and biodiversity comprise:

179) To protect and enhance biodiversity and geodiversity, plans should:

- a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.

180) When determining planning applications, local planning authorities should apply the following principles:

- 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;
- b) development on land within or outside of Sites of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the feature of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) 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 or enhance public access to nature where this is appropriate.

Local Planning Policy

- 3.4. The local planning policy for the site is the Wiltshire Core Strategy (Adopted 2015), with relevant policies comprising:

Core Policy 50: Biodiversity and Geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will

generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i.* cannot reasonably be avoided
- ii.* are reduced as far as possible
- iii.* are outweighed by other planning considerations in the public interest
- iv.* where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 51: Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i.* The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii.* The locally distinctive character of settlements and their landscape settings.
- iii.* The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv.* Visually sensitive skylines, soils, geological and topographical features.
- v.* Landscape features of cultural, historic and heritage value.
- vi.* Important views and visual amenity.
- vii.* Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii.* Landscape functions including places to live, work, relax and recreate.
- viii.* Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.

Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

- 3.5. In 2012, a landscape scale framework for conservation in Wiltshire was developed, identifying 11 Landscape Biodiversity Areas across Wiltshire and Swindon, made up of a number of priority habitats, designated sites and other areas of conservation significance. This aims to encourage landscape scale planning for species and habitat conservation across Wiltshire.
- 3.6. Wiltshire County Council (WCC), Natural England (NE) and local experts and researchers have jointly prepared the *Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (2015)*. It is aimed at applicants, agents, consultants and planners involved producing and assessing development proposals in the landscapes surrounding Wiltshire's most sensitive bat roosting sites, which are protected by European wildlife legislation and applies to all types of developments that are subject to planning control.
- 3.7. The guidance gives details on how to mitigate any potential impacts on Wiltshire Bat SACs and to ensure that any potential issues are identified as early in the planning process as possible to prevent unnecessary delays to development projects. The guidance also outlines the ecological documents and plans, which should be submitted in support of planning applications, so as to ensure that the council has all the information required to undertake a reliable Habitats Regulations Assessment (HRA) should one be required.
- 3.8. The local biodiversity action plan relevant to the site is Wiltshire Biodiversity Action Plan. It aims to set out a long-term strategy for biodiversity conservation within Wiltshire and provide a series of objectives and actions for achieving successful conservation of habitats and species across the county.

Wiltshire Biodiversity Action Plan

- 3.9. The Wiltshire Biodiversity Action Plan (BAP) was published in 2002 and reviewed in 2008 by the Wiltshire Wildlife Trust and over 40 delivery partners who make up the Wiltshire BAP Partnership. It includes habitat action plans for 11 of the most significant of the UK Priority Habitats in Wiltshire which include woodland, wood-pasture, parkland and ancient trees, hedgerows, calcareous grassland, neutral grassland, traditional orchards, farmland habitats, built environment, standing open water and rivers, streams and associated habitats. In addition, a bat species action plan has also been included, covering all bat species found in Wiltshire, while other priority species have been included under the appropriate habitat action plans.

3.10. The Wiltshire BAP species list includes both species having national priority under the UK BAP and also species having local importance in Wiltshire including county notables. A total of 260 species have been included on the Wiltshire BAP species list.

3.11. The Wiltshire BAPs aim to achieve the following:

- Enable prioritisation and define actions for priority habitats and species in Wiltshire.
- Create a plan of action that can be delivered through a partnership of statutory, private and third sector organisations.
- Provide a baseline of current knowledge and a tool to help monitor key habitats and species.
- To link objectives, targets and actions to report nationally and enable conservation work carried out in Wiltshire to contribute to national targets and reporting.

4. METHODOLOGY

Phase 2 Bat Surveys

- 4.1. One dusk emergence surveys was conducted during the 2024 survey season. Surveys were undertaken in line with Bat Conservation Trust (BCT) Good Practice Guidelines (2016), with any limitations outlined below.
- 4.2. The surveys were conducted by the following surveyors:
- Jon Baylis
 - Hasan Rehman
- 4.3. Surveyors were positioned strategically around the building in order to provide adequate coverage of all elevations. Surveyors focused on any features identified during the Preliminary Roost Assessment (PRA) as having potential to be used as bat access points. The location of the surveyors and building numbers / names are shown on **Figure 3**, Bat Survey Results.
- 4.4. Dusk surveys began 15 minutes prior to sunset. Surveyors recorded bat activity using hand-held Echometer Touch detectors connected to Android or iPhone devices. Analysis of recordings was undertaken after the surveys to confirm species identification. Observations recorded during surveys included bat access points, bat species, time, and type of activity (e.g. emergence, re-entry, commuting, foraging, etc.). Incidental records of bats within the vicinity of the building (but not necessarily roosting) were also recorded.
- 4.5. A Canon AX20 video camera and Black Sun 2 B502 infra-red illuminator were also used to film bat activity at a fixed position, covering an aspect of the building not visible to the surveyors. The video footage was reviewed following the survey to identify any bat activity captured and any significant activity patterns and access points were identified and recorded.
- 4.6. A summary of the survey dates and weather conditions are provided in **Table 1**.

Table 1: Emergence and re-entry survey dates and weather conditions

Date	Survey type	Temp at start (°C)	Sunset/sunrise time	Weather conditions
15/05/24	Emergence	16	20:53	Dry, wind 1, cloud cover 50%

Limitations

- 4.7. The surveys were undertaken in accordance with the best practice guidelines within the peak bat activity period (May to September inclusive). The results are therefore considered to be an accurate representation of the general use of the building(s) by roosting bats.

- 4.8. Ecological data is typically deemed valid for 18 months. This report remains valid for 2 years from the date of the survey, however, a walkover survey after 18 months may be required to demonstrate whether or not the habitats have remained as described.
- 4.9. Nevertheless, bats may use roosting features intermittently throughout the year and may be present in larger or smaller numbers depending on their breeding cycle, weather conditions and in response to disturbance. Bats may be present at other times of the year and the results in this report should therefore be viewed in the context intended.

5. SURVEY RESULTS

- 5.1. Low activity recorded throughout the survey. Some foraging from common pipistrelle and soprano pipistrelle along the road behind the site was recorded during the last hour of the survey. No activity involving target building was recorded. Other species recorded during survey included serotine and noctule bats. No emergences were recorded.



*NOTE Areas are indicative and are not shown to exact scale.

-  Building subject to bat survey
-  Surveyor positions
-  Infrequent commuting flight path



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Project: Tisbury Motors
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Figure 3: Bat survey results

Date: June 2024

6. DISCUSSION, RECOMMENDATIONS AND MITIGATION

Bats

Impact of Works

- 6.1. The proposed plans at Tisbury Motors comprise the demolition of the existing garage site and the construction of a new residential block. No bats were recorded during the survey emerging from the target building.
- 6.2. There are no confirmed bat roosts at within the target building, with no significant area of foraging habitat or commuting features proposed to be impacted. It is therefore considered that bats will not be impacted by the proposals

Mitigation

- 6.3. *Lighting:* Any new external lighting must not illuminate bat access points and must be directed to avoid light spillage onto vegetation, particularly linear habitat features such as the gardens and hedgerows at the east of the site. Bats are sensitive to light and could potentially avoid the area if access points or the surrounding areas become lit. Minimising the periods of lighting and using motion sensors is strongly recommended, using a short timer to reduce the duration of lighting and reduce disturbance to bats. It is important to direct the light only where it is needed and avoid light spillage onto vegetated margins. Upward lighting can be minimised by fitting lights with downward facing baffles to avoid light pollution. Preventing light spillage above an angle of 70 degrees can be achieved by using fixtures that shield the bulb and direct the light downward. Warm white LEDs are less harmful to bats than bright white LEDs. If appropriate measures are taken to reduce light spillage from the development, it is likely that there will be no negative impacts on local bat populations.
- 6.4. See **Appendix 2** for further information on designing lighting to minimise impacts on bats.

7. ENHANCEMENT RECOMMENDATIONS

- 7.1. National planning policy states that all developments should seek to enhance onsite biodiversity whether impacts on protected species are recorded or not. Incorporating enhancement features into new or renovated buildings should be carefully considered. These features can be simple and inexpensive, please see below for specific recommendations.

Bats

- 7.2. To enhance the site for a wide range of bats in the local area it is recommended that an integrated bat box, such a Green and Blue Bat Block (or similar), should be incorporated into the new dwellings on the south or west elevation. The location of the boxes should be determined by a suitably qualified ecologist to increase likely uptake by bats

Birds

- 7.3. To enhance the site for a wide range of birds in the local area it is recommended that a house martin cup should be installed onto the new dwellings, on the east or north elevation. The location of the box should be determined by a qualified ecologist to increase likely uptake by birds.

Wildlife Beneficial Landscaping Scheme

- 7.4. Wildlife friendly landscape planting seeks to enhance biodiversity, improve connectivity to the surrounding habitats and provide food and shelter for a wide range of wildlife. All amenity planting and formally landscaped areas should be designed using a variety of plant species beneficial for wildlife. These do not necessarily have to be native but should be chosen for their ability to provide nectar or fruit and should be non-invasive species. There are a number of specialist seed mixes available specific to certain soil types, growing conditions and designed to benefit different groups of species such as bees or butterflies and moths.
- 7.5. All habitats should be managed in a suitable way to encourage a wide variety of insects and other wildlife to use the site.
- 7.6. Further information regarding habitat creation, enhancement and management can be provided on request.

INSERT FIGURE 4 MITIGATION AND ENHANCEMENT PLAN

8.

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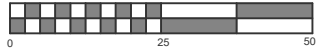
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1:1250



1:500



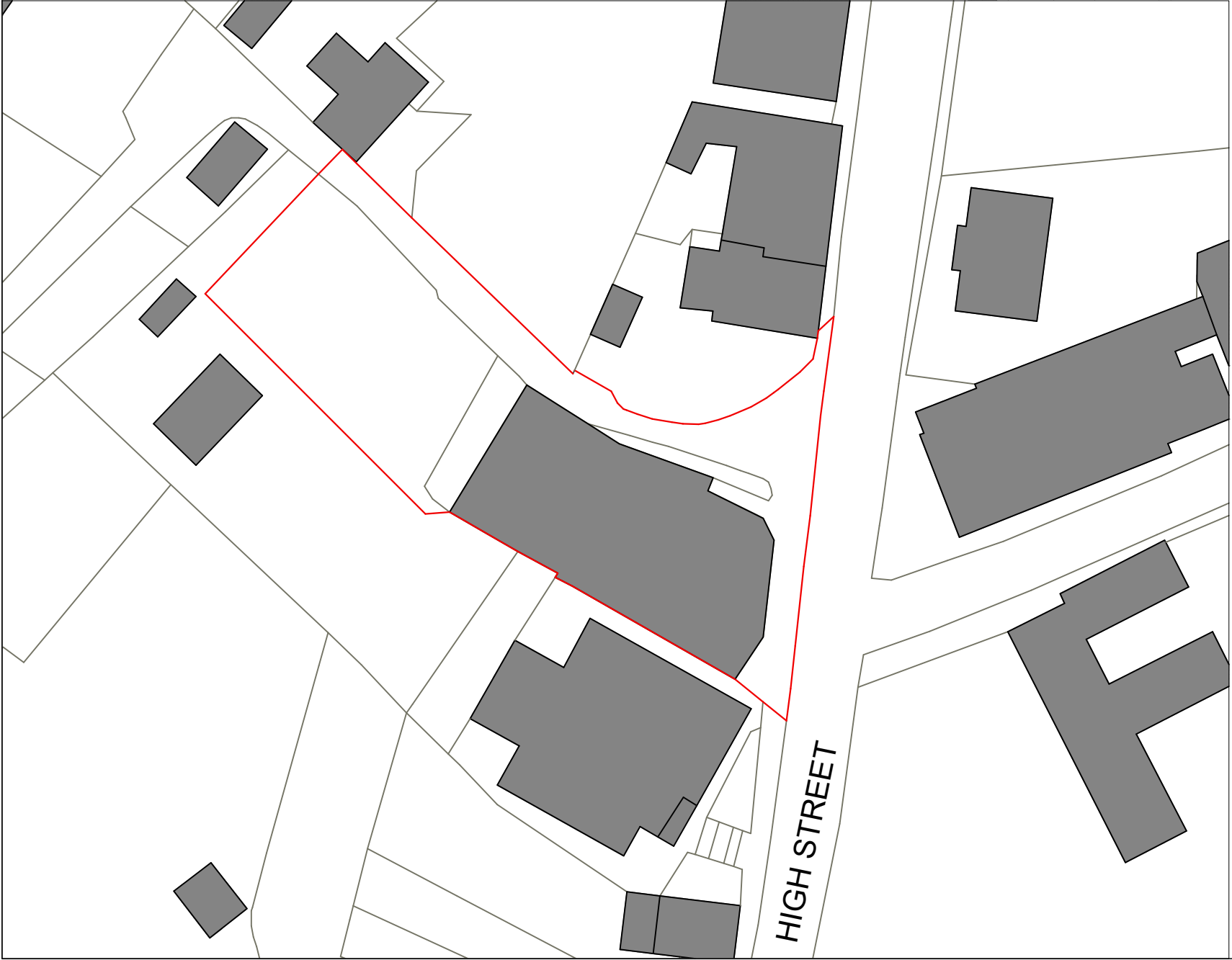
NOTES

Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

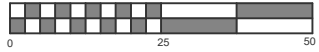
Existing Site plan

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	Drawing Number: 18423 - 0201	Revision: -

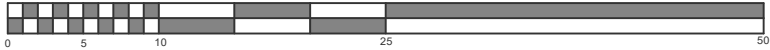
H B Historic Building
A S Advisory Service



1:1250



1:500



NOTES

Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

Proposed Site Plan

Scale @ A3: 1:500 and 1:1250	Drawn by: AS	Date: Jan. 2024.
	Drawing Number: 18423 - 0202	Revision: -

H B Historic Building
A S Advisory Service





Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

Proposed Lower
Ground Floor Plan

Scale: 1:200 @ A3	Drawn by: AS	Date: Jan. 2024
	Drawing Number: 18423 - 0203	Revision: -

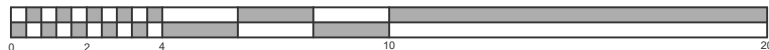
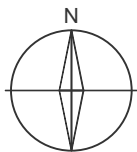
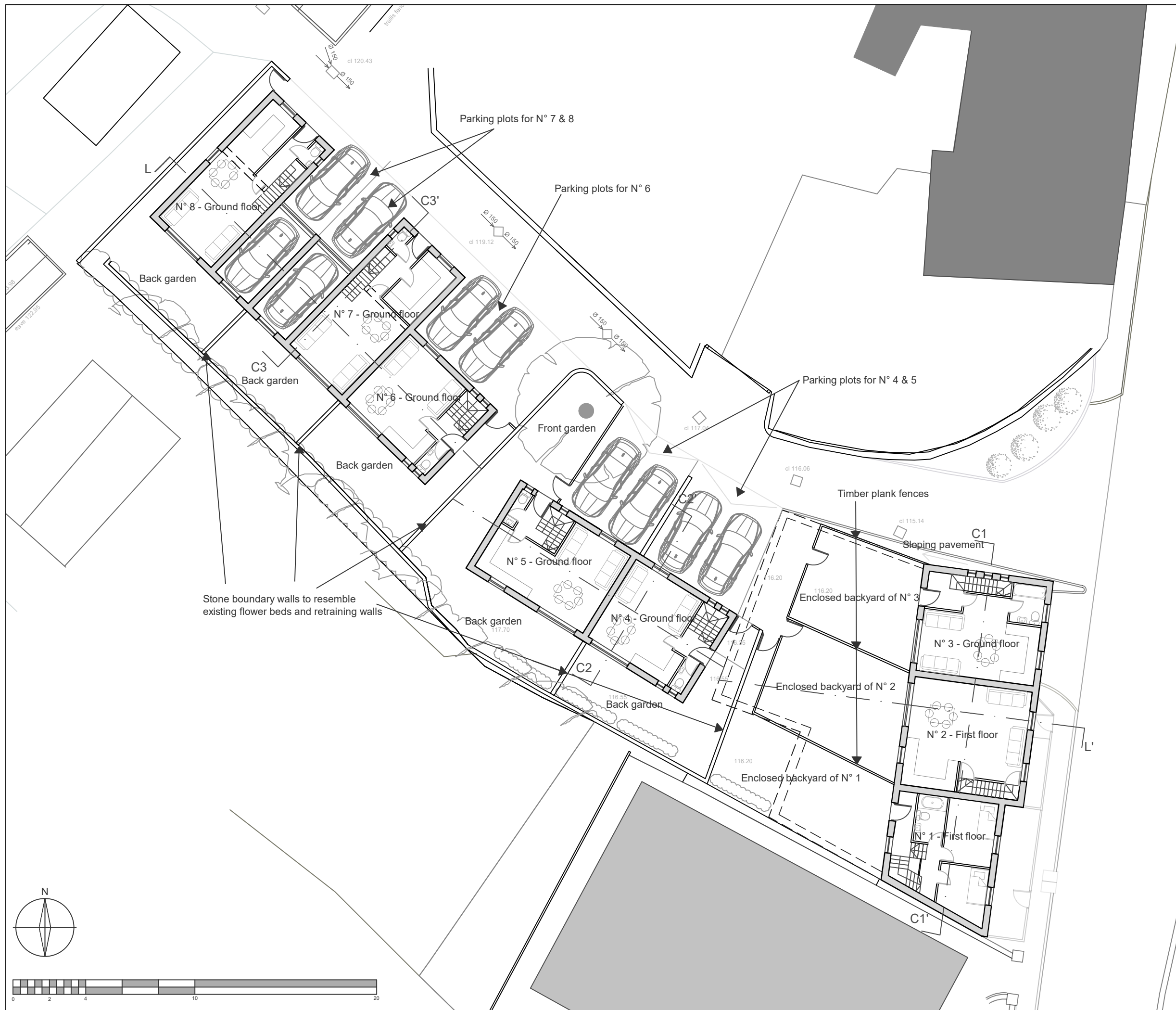
H

B

A

S

Historic Building
Advisory Service



Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

Proposed Upper Ground Floor Plan

Scale:
1:200 @ A3

Drawn by:	AS
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Date:
Jan. 2024

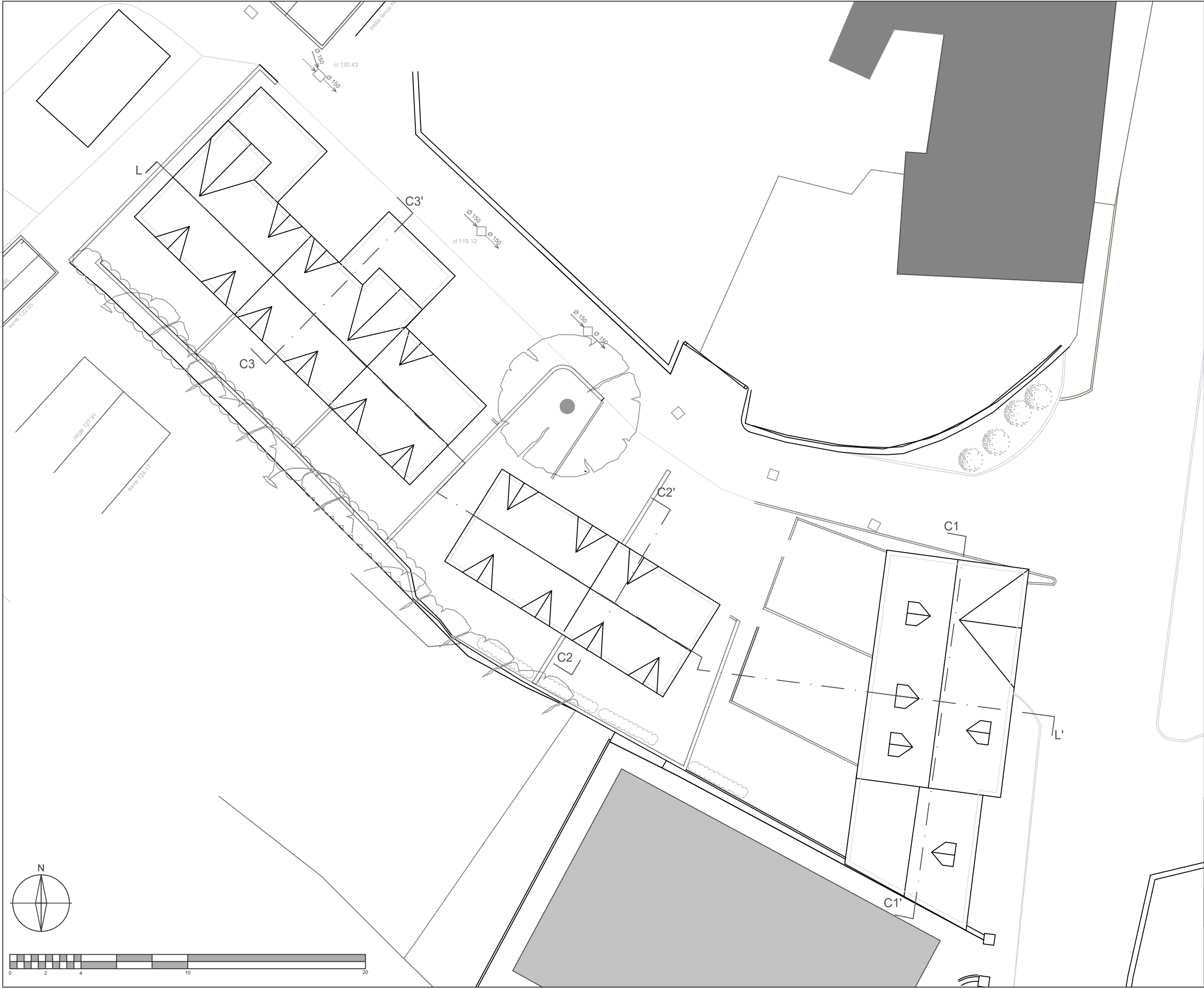
Drawing Number: 18423 - 0204	Revision: -
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Revision:

HB Historic Building
AS Advisory Service



Tisbury Motors, High Street, Tisbury, Wiltshire, SP3 6HF		
Proposed First Floor Plan		
Scale: 1:200 @ A3	Drawn by: AS	Date: Jan 2024
Drawing Number: 18423 - 0205		Revision: -
HB AS Historic Building Advisory Service		



Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF
Proposed Roof Plan

Scale: 1:200 @ A3	Drawn by: AS	Date: Jan. 2024
	Drawing Number: 18423 - 0206	Revision: -

H

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Historic Building
Advisory Service



Ridge of the church 124.05 m

Natural slates roof covering

Ridge: 121.4 m

Ridge: 122.7 m

Windows to be traditional pattern painted timber double glazed vertical sliding sashes

112.50 Lower Unit floor level

113.20 NEW GARAGE FL LEVEL

Front elevation will be in Chilmark ashlar stonework with rusticated long and short quoins

Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

Proposed East Elevation

Scale: 1:100 @ A3	Drawn by: AS	Date: Jan. 2024
	Drawing Number: 18423 - 0207	Revision: -

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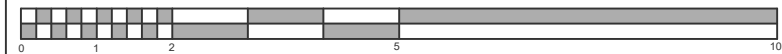
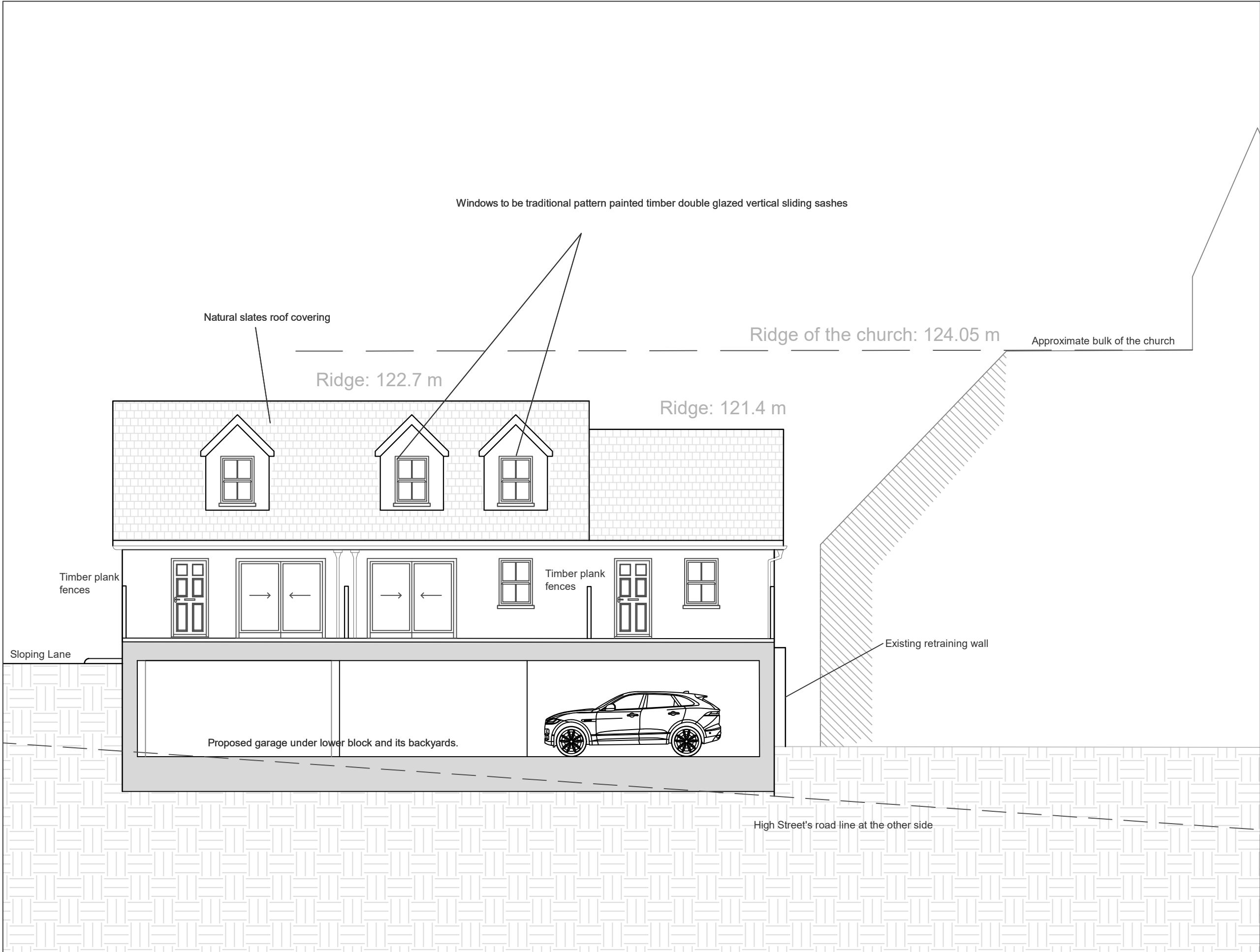
Lower block will be in Chilmark ashlar stonework with rusticated long and short quoins



Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

Proposed North and South Elevations

Scale: 1:200 @ A3	Drawn by: AS	Date: Feb 2024
	Drawing Number: 18423 - 0208	Revision: -

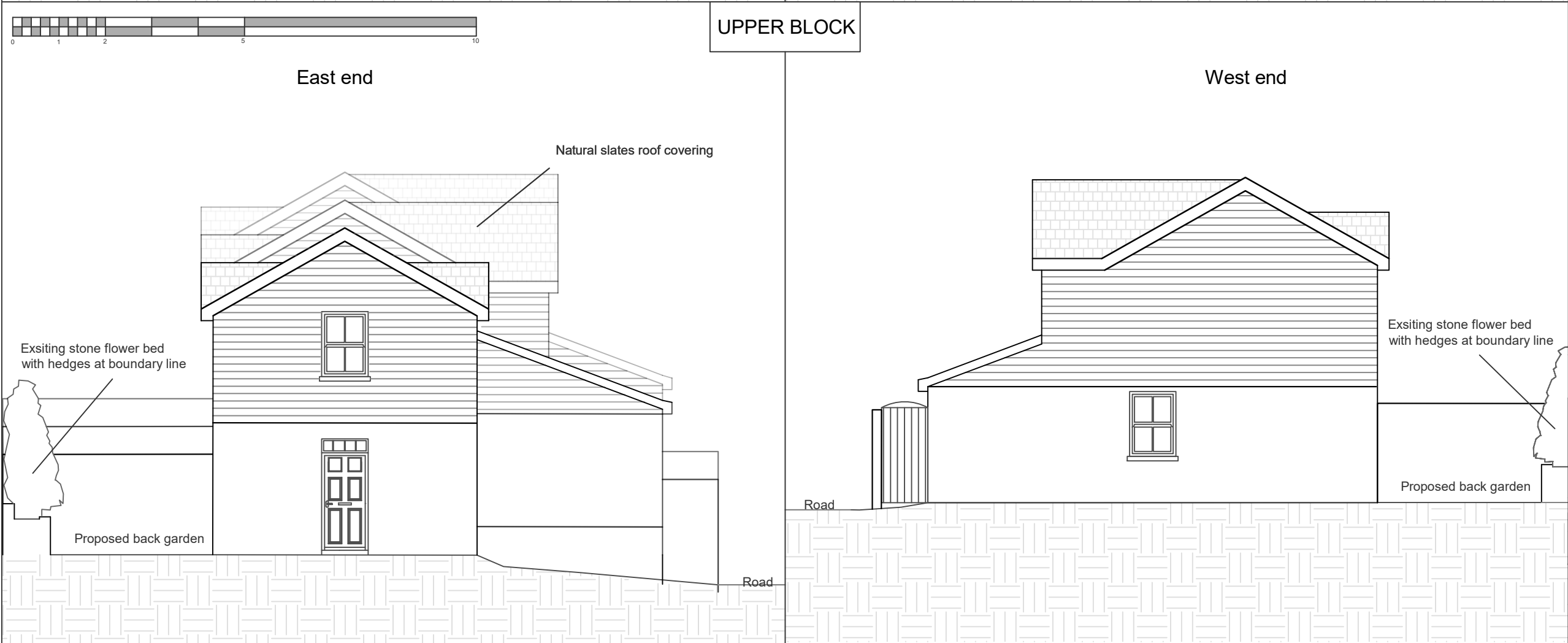
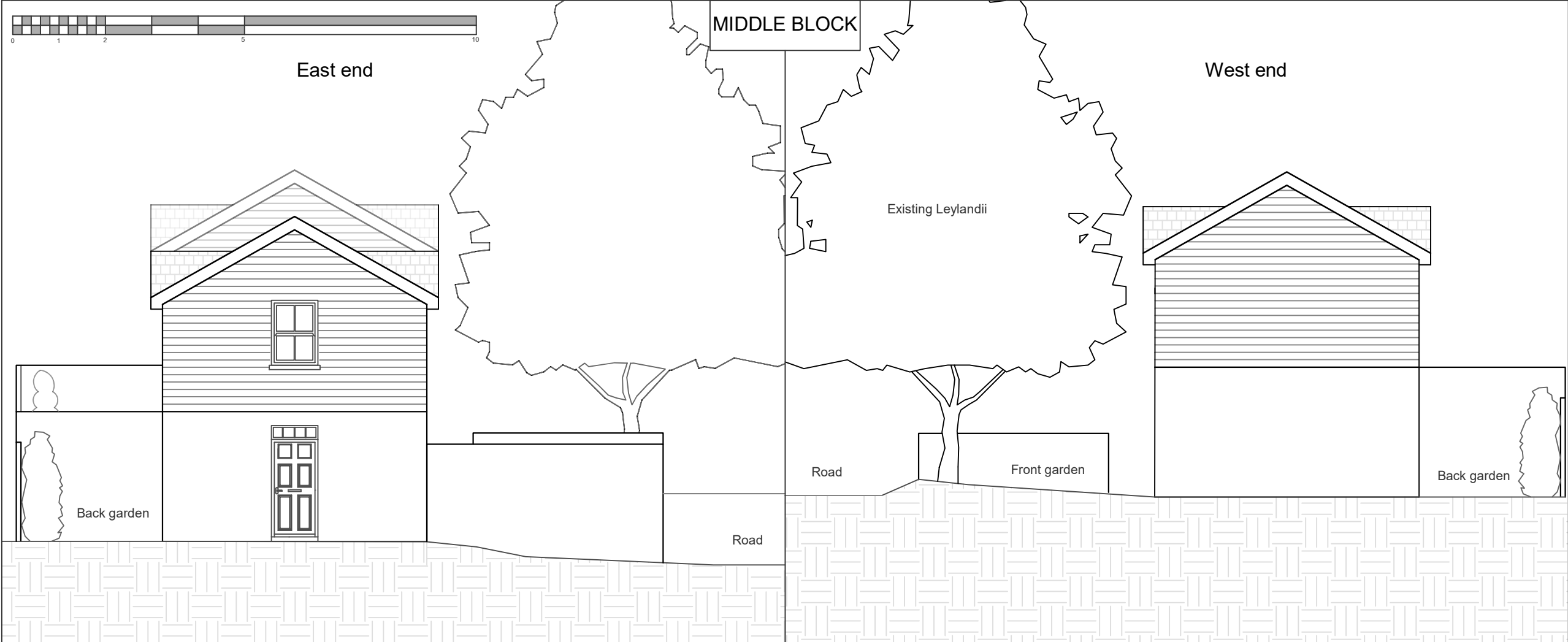


Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

**Proposed Lower Block
Rear Elevation**

Scale: 1:100 @ A3	Drawn by: AS	Date: Feb. 2024
	Drawing Number: 18423 - 0209	Revision: -

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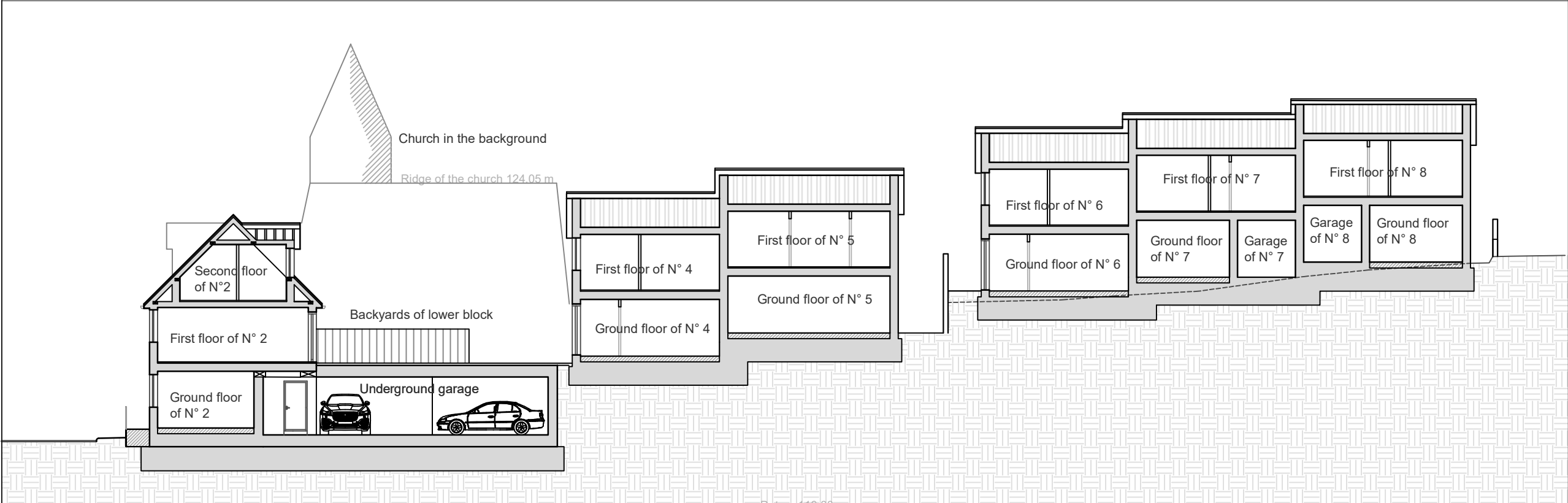
**Proposed Middle and
Upper Block
Side Elevations**

Scale: 1:100 @ A3	Drawn by: AS	Date: Feb. 2024
	Drawing Number: 18423 - 0210	Revision: -

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L-L' Section



Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

**Proposed
Long Section**

Scale: 1:200 @ A3	Drawn by: AS	Date: Feb. 2024
	Drawing Number: 18423 - 0211	Revision: -

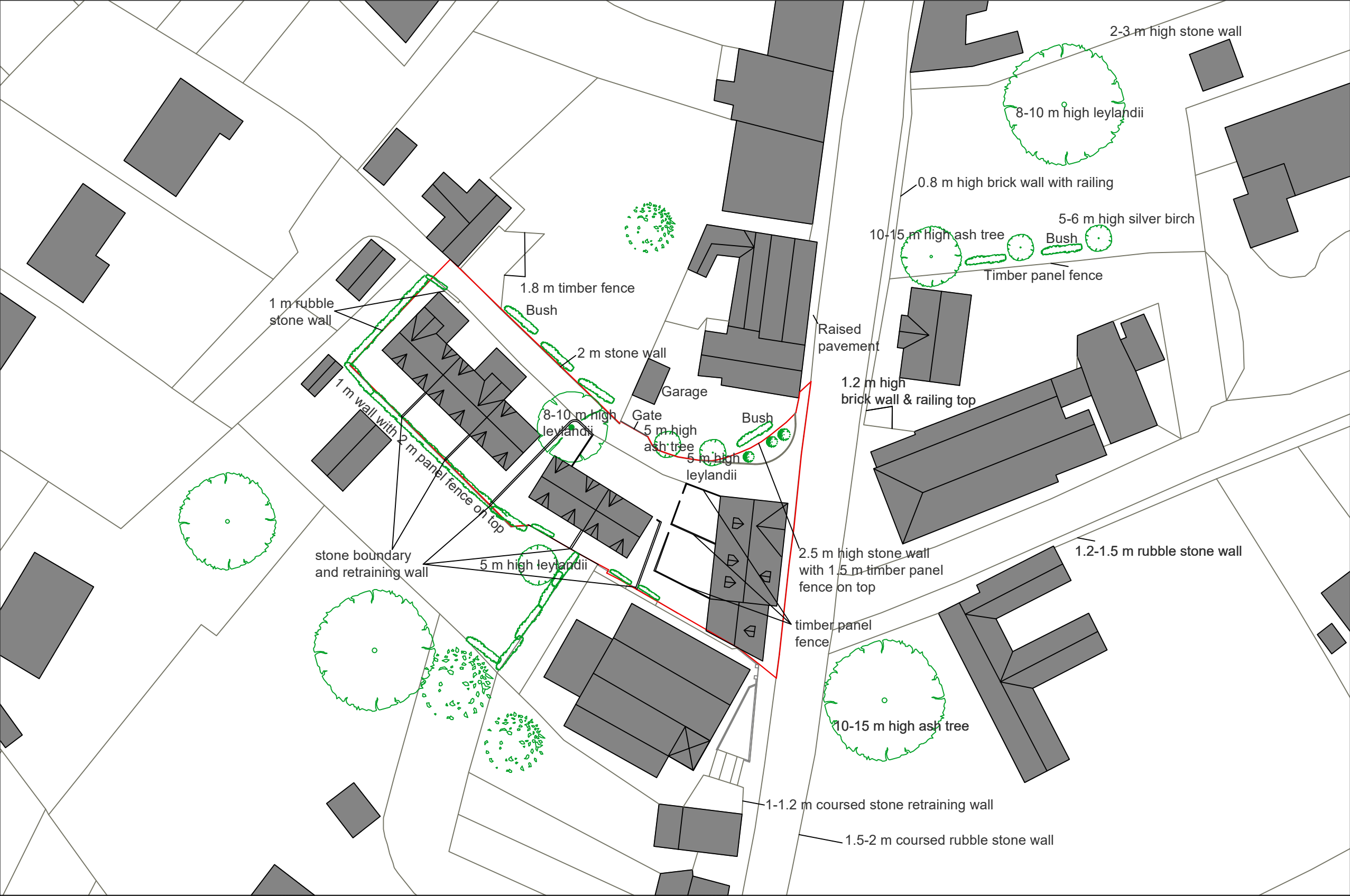
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REVISION:
A: More details added.



Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF

Proposed Landscaping

Scale: 1:500 @A3	Drawn by: AS	Date: Feb. 2024
	Drawing Number: 18423 - 0214	Revision: -

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THE IMPACT OF LIGHTING ON BATS

Bats favour a dark environment for both roosting and foraging as they are adapted to low-light conditions. Artificial lighting will disturb bats if the lighting covers roost access points, flight paths or foraging habitats.

The main peak of nocturnal insect abundance occurs at dusk and a delay in emergence results in a lower foraging rate for bats.

Artificial lighting creates a 'vacuum effect' for nocturnal insects. During the night nocturnal insects use the light of the moon* to navigate. However, artificial lighting and even sky glow above cities obscures the natural moonlight as it is closer

and radiates light in multiple directions.

Some species of bats have been recorded foraging around street lights such as *Pipistrellus* species and *Nyctalus* species. However, species that are less tolerant of artificial light are at a disadvantage when foraging as insects are drawn away from these species usual foraging grounds into the zones of artificial light.

Lighting must be considered in context to any development as increased lighting may cause roost abandonment, reduced reproductive success, and reduced foraging. Mitigation to reduce the impacts of lighting for bats is therefore of great importance in bat conservation.

Table 1: Summary of predicted impact of lighting for each species/genus

Impact	High	Medium	Low
Behaviour			
Maternity roost	All species	-	-
Night roost	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>	-
Emergence	All species	-	-
Foraging	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Commuting	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Swarming	All species	-	-
Hibernation	All species	-	-

*For more information see Warrant, E., and Dacke, M. (2016) Visual Navigation in Nocturnal insects. *Physiology*, 31, 182-196.



Sources of light that can disturb bats include; light spill via windows, sport floodlighting, car headlights, roadside lighting, security lighting, aesthetic lighting of waterways, and aesthetic illumination of buildings. Glare will affect bats over greater distance than the target area directly illuminated.

Avoidance is the most effective method, but if this is not possible the following measures should be considered.

What lighting should I use?

- Low pressure sodium lights or 'warm' LEDs
- Wavelength above 540nm
- Colour temperature below 2700K
- Shielded lights that prevent light spill above a 70 degree angle
- Passive infrared (PIR) motion sensors



What to avoid:

- Lighting roost entrances, flightpaths, and foraging or commuting routes
- Reflective surfaces beneath lighting
- High level lights
- Non-directional lighting

Lighting should be considered at an early stage allowing impacts to be minimised through the design of the site.

Key Points

- Keep lighting intensity to the minimum level required
- Limit the times that lights are on to provide some dark periods (e.g. switching installations off between midnight and 5am)
- Dim lighting according to demand
- As an alternative to lighting pathways use paving materials that reflect moonlight
- Low level lighting allows darkness to be retained within higher vegetation
- Set dark habitat buffers - lighting should always be a minimum of 25m from vegetated margins and 40m from waterbodies
- Incorporate dark corridors within the site
- Compensate for the loss of dark areas by enhancing other dark areas
- Consider building design - install internal lighting away from windows



How to Install



Integrated bat boxes can be installed into the brickwork of buildings to provide a roosting spot for bat species.

Being embedded in the masonry of a building, they do not impact the exterior seal of structure and are commonly integrated in new builds.

With some modification or bespoke design, integrated bat boxes can be installed in such a way that it does not interfere with a building's exterior facade.

The 1FR bat tube has a 45 degree angle for bats to land on and crawl upwards into the bat tube. It has been designed to be installed within or adjacent to the the external skin of the block work or brickwork.

For a rendered finish, the 1FR bat tube can be built into the external skin of breeze blocks (acting as a block) and be rendered over (ensuring the access point is left clear). Ridges should be created in the render immediately below the access point, which will aid the bats when crawling into the bat tube.

For a brickwork finish, the 1FR bat tube should be installed within the brickwork, set back slightly to allow the front to either be rendered over or for a continuity of brick slips to be mortared over the top of the tube. The upper brick slip should overlap the access point and the lower brick slip should be in line with the 45 degree angle of the bat tube.

Alternatively, **Habibat** bat tubes can be purchased that are designed for brickwork design and can be custom made.





TYPES OF BIRD BOXES



Vivar Pro Seville 32mm WoodStone Nest Box

- Manufactured from woodstone - increases longevity and provides a consistent internal temperature
- The nest box compensates for the lack of natural cavities that are found in trees
- Suitable for blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers
- Should be installed between 1.5m and 3m high



House Martin Nest Cups



Swallow Nest Bowl

- Suitable nest building mud is difficult for house martins and swallows to find
- Alterations to house construction and roof design have resulted in a decrease of suitable nesting sites
- Install swallow nest bowls within an outbuilding or garage that has flight access - 6cm below the ceiling
- Install house martin nest cups under the eaves of a house - minimum of 2m high



Swift Nest Box

- Swift numbers are declining partly due to a loss of nesting sites
- The entrance hole discourages other birds such as starlings and sparrows
- Install a minimum of 5m high with unobstructed airspace in front of the nest
- Integrated models of swift nest boxes are also available



5KL Schwegler Nuthatch Nest Box

- Manufactured from woodcrete
- Nuthatches prefer nest boxes with larger cavities. They will often occupy owl nest boxes and fill the entrance hole with mud reducing the size to approximately 32mm
- Nuthatches plaster mud on the internal walls of the cavity and line the floor with wood chipping and leaves to nest
- To discourage nuthatches from using owl nest boxes try installing the 5KL immediately adjacent



Open-fronted Nest Box

- Manufactured from woodstone - lifetime of 20-25 years
- Suitable for robin, wren, spotted flycatchers, and black redstart
- Best installed hidden from view on the wall of a building or hidden within ivy/honeysuckle as the boxes open-front may attract predators
- Install at a height of 1-3m



Sparrow Terrace Next Box

- Sparrow populations are decreasing due to a lack of nesting sites
- Sparrows are a sociable species and prefer to nest in a colony
- Likelihood of uptake is increased if more nesting chambers are available (the example nest box shown contains three nesting chambers)
- Various other nest box designs are available
- Install at a minimum of 2m high



Tawny Owl Nest Box

- Install on a mature tree within a woodland (not on the outskirts)
- Install a minimum of 3m high
- Face the box entrance away from prevailing wind (generally avoiding west/south-west)



Little Owl Nest Box

- Prefer areas of mixed farmland and orchards
- Essential features; small entrance hole (70mm), narrow tunnel, and a dark nesting chamber
- Install on a horizontal tree branch/wall top or beam so that owlets can walk in/out prior to fledging
- Can be installed on any tree species apart from cherry - the cherry harvest coincides with the little owl breeding season
- Entrance hole should face the tree trunk
- Install at a minimum height of 3m