

**FOSBURY 40-41
MARLBOROUGH SN8 3NJ**

ECOLOGY- BAT SURVEY & MITIGATION

NOVEMBER 2025

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1.0 INTRODUCTION

Background

Aluco Ecology Ltd was commissioned to carry out a Bat Survey of the property Fosbury 40-41 MARLBOROUGH SN8 3NJ, Grid Reference SU319580 / SU3192258035 by the property owner.

The site is an area of approximately 0.3ha comprising of the dwelling house to be extended. Trees, modified grassland, hedges to the south of the house are all retained and not affected by works. Given the scope of works, which is building a small extension mostly on patio hard standing, and new workshop garage within the garden, this primarily comprised of a Bat and Bird survey. Brief assessment is also made in relation to habitats and other protected species.

A Bat Survey is an investigation of a site for bat use, presence of or potential for bat roosts and any impacts on bat use from a proposed development, in this case extension of the dwelling house which will joint with existing roof structure.

In this case, a further bat emergence survey was completed because 'actual and further potential for roosting' was recorded. Further emergence survey of the house during, Early September-October 2025 recorded bat emergence with (>2) Common Pipistrelle considered likely to be a non-breeding day roosts which will be mobile around the house roof structure. In Addition, dropping evidence, a light scatter with smaller concentrations within the roof voids recorded indicated periodic roosting by Brown Long-eared (>2) were recorded from this survey work to date. Given the findings from the survey to date, it is therefore considered that bat roosts will be affected by the proposals. In summary, surveys to date indicate that there will be impacts (roost modification) on irregular use, and small non-breeding day roosts of Common Pipistrelle and Brown Long-eared (>2) in relation to the proposed scheme and survey to date.

Mitigation and enhancement will be through roost retention of the exiting roof voids and some existing roost sites along with some roost replacement with 2x 2fr concealed roost units, which will be built into the new walls of the studio workshop to provide crevice roosting opportunity, as currently used by the Common Pipistrelle bats. All activities with potential to disturb bats will be under the supervision of a licensed bat worker following the method statement agreed and (EPS) European Protected Species Licence.

Legislation and Policy

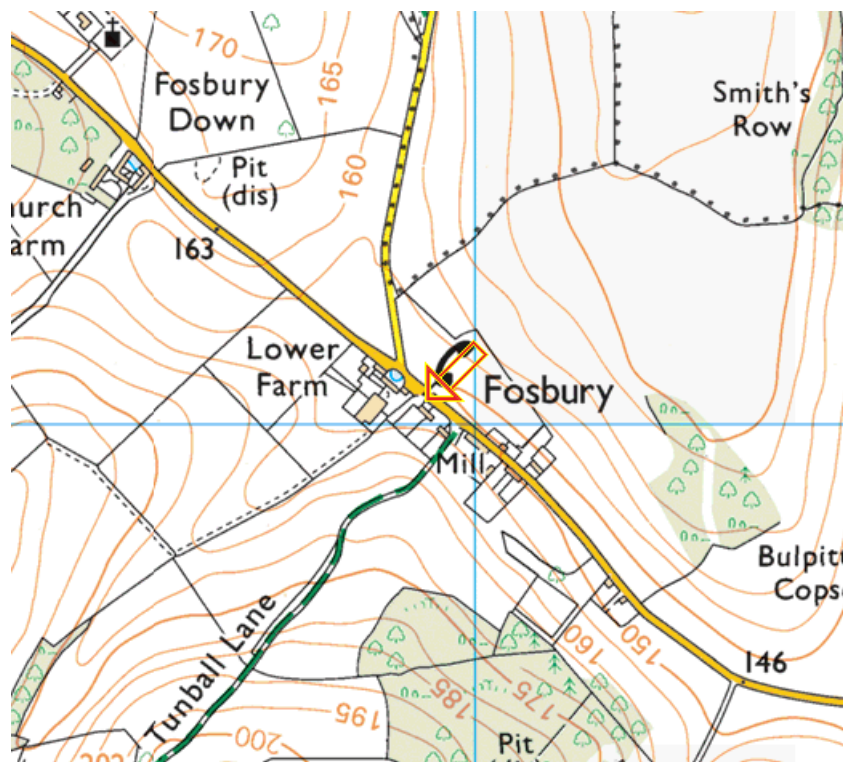
All native species of bat and their roosts are afforded full legal protection in the UK. As such the outcomes of this Assessment will be tested against relevant legislation and policy; namely the Conservation of Habitats & Species Regulations 2017 (as amended) in relation to European protected species (Bats), Wildlife & Countryside Act 1981 (as amended) and Countryside & Rights of Way Act (CROW) 2000.

Consideration should also be given to Environment Act 2021. A core element of this is Biodiversity Net Gain through planned development. Local Planning Authorities are beginning to adopt the principals of demonstrated ‘net gain’ in all planning decisions.

Outline of the Scheme and Site Location

40-41 Fosbury is the semi-detached dwelling, formerly a tied Estate Cottage. The property is of traditional brick and flint construction. The property is in need of repair and upgrading as well as the proposed planning householder application to form rear extensions and alterations to the existing dwelling, erection of an outbuilding and improved access and parking arrangements, air source heat pump, replacement septic tank and EV charge point.

The cottage adjacent/ south of the main Fosbury Road on a small service road running parallel to the road but slightly set back with a slip road serving the property. The Site is adjacent to Lower Farm which has large operational agricultural outbuildings adjacent to the site, which are prominent in the street scene and dominate the side boundary of the application Site. . (see **Figures 1-5**).



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Figure 1 Location Plan

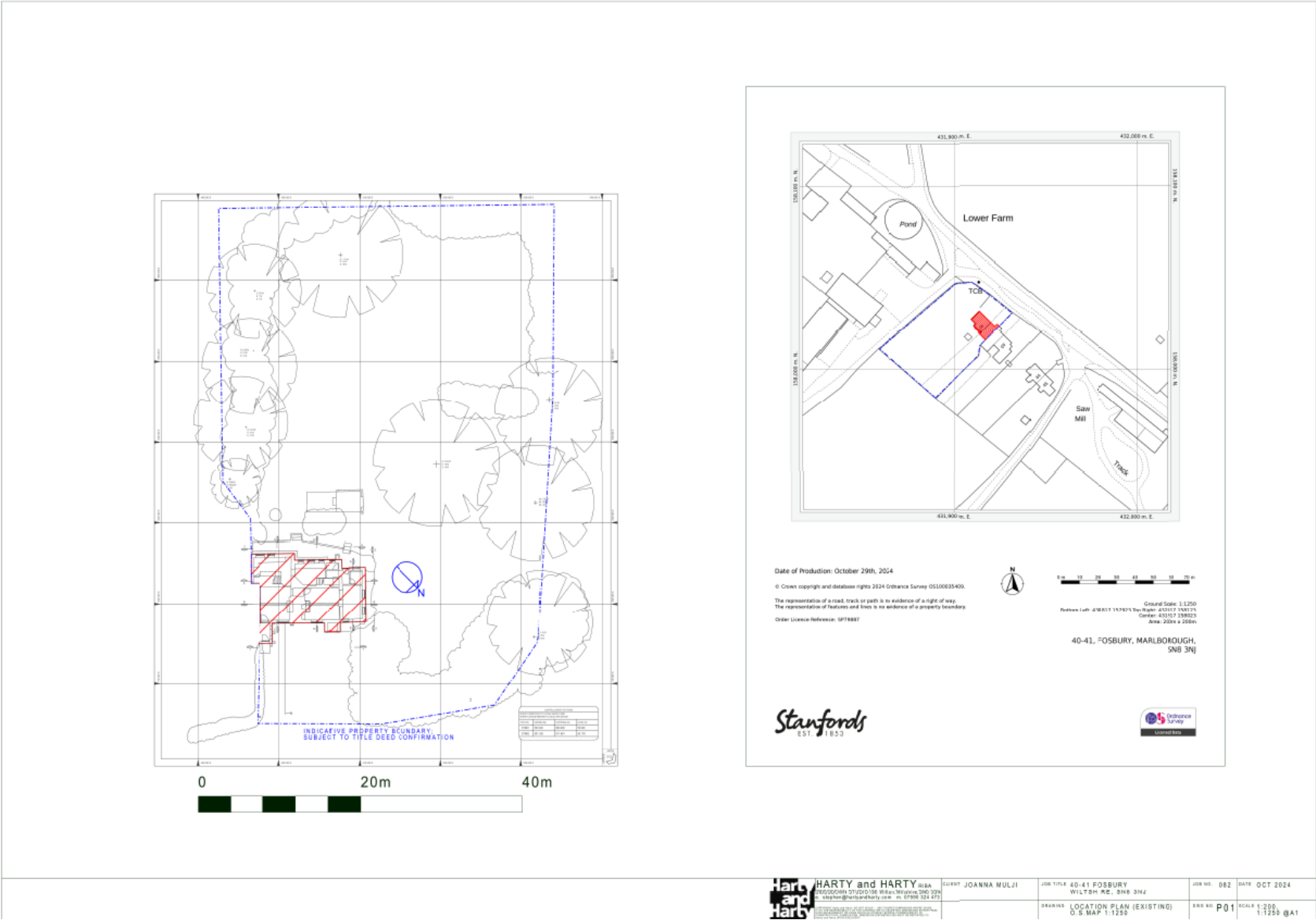
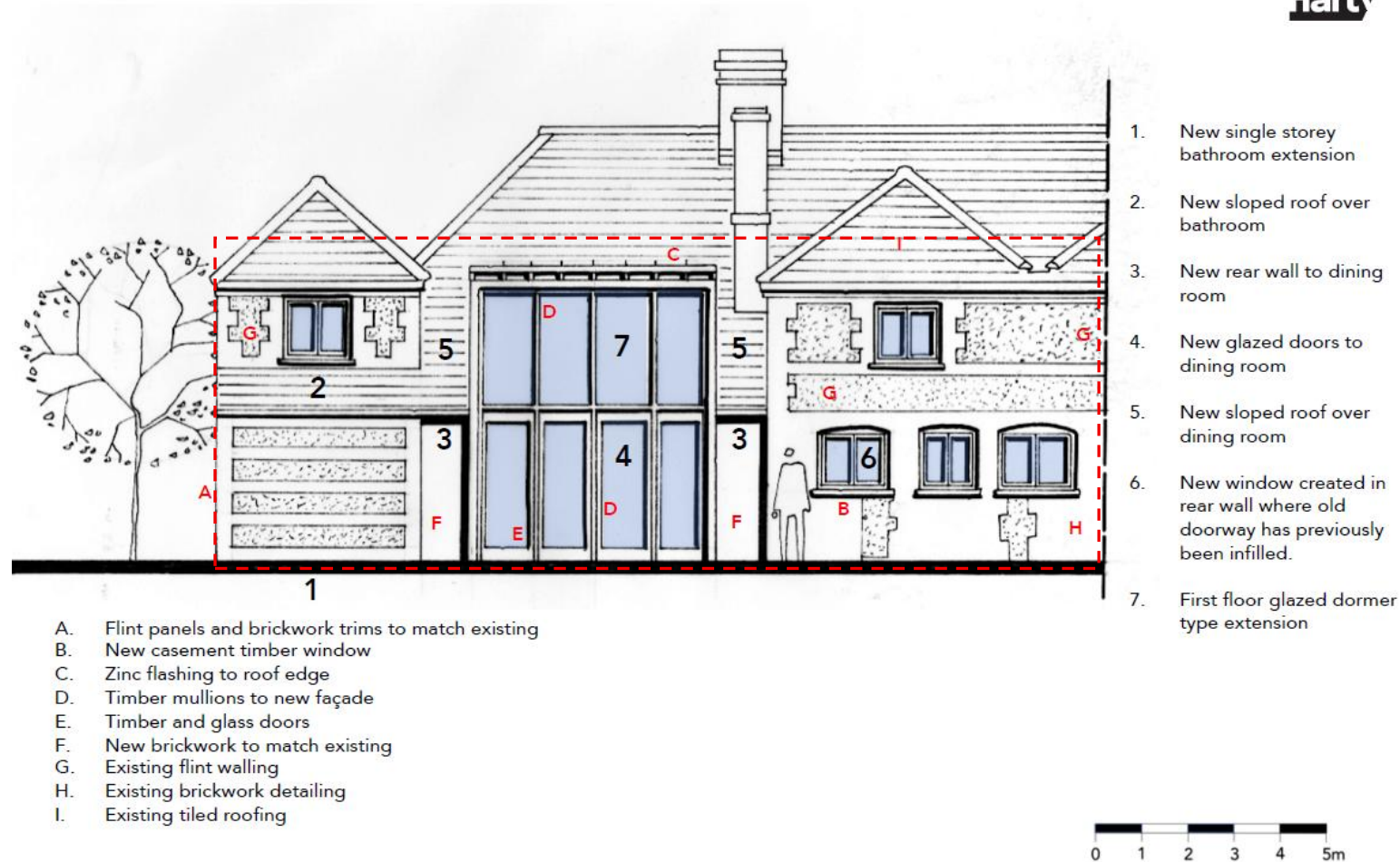
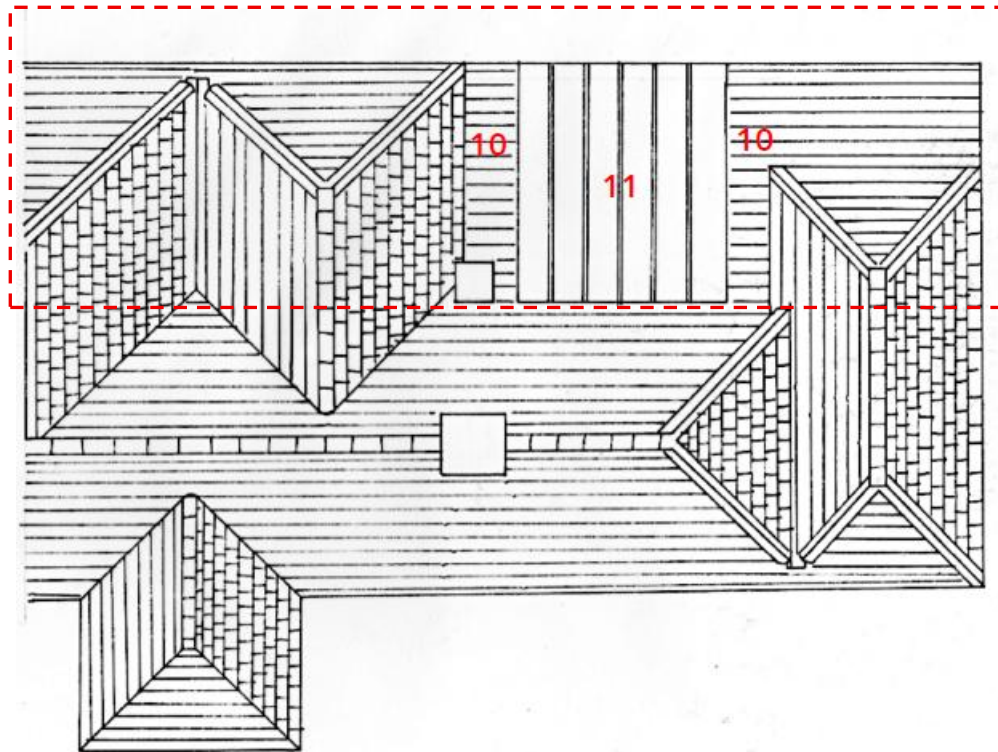




Figure 2 Existing Elevations *main areas of proposed works in relation to bat impacts*



South Elevation as Proposed 40/41 Fosbury Wiltshire SN8 3NJ 17th September Scale 1:50 at A3 **Dwg No. P10**
Figure 3 Proposed Site Elevations – main areas of proposed works in relation to bat impacts



10. Tiled margins

10. Inclined zinc roof to new dormer window



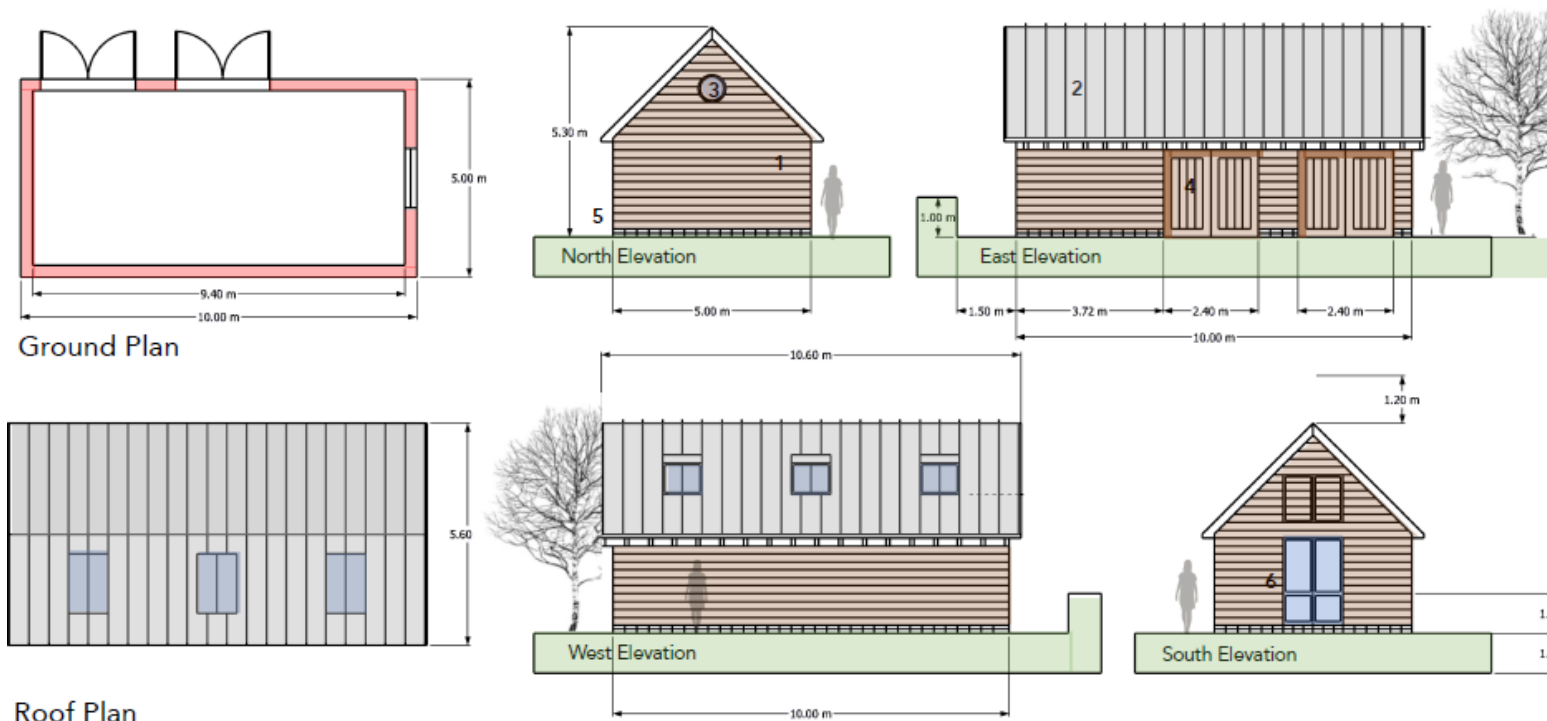
Roof Plan as Proposed 40/41 Fosbury Wiltshire SN8 3NJ 17th September Scale 1:50 at A3 **Dwg No. P07**

Figure 4 Proposed Roof plan – main areas of proposed works in relation to bat impacts



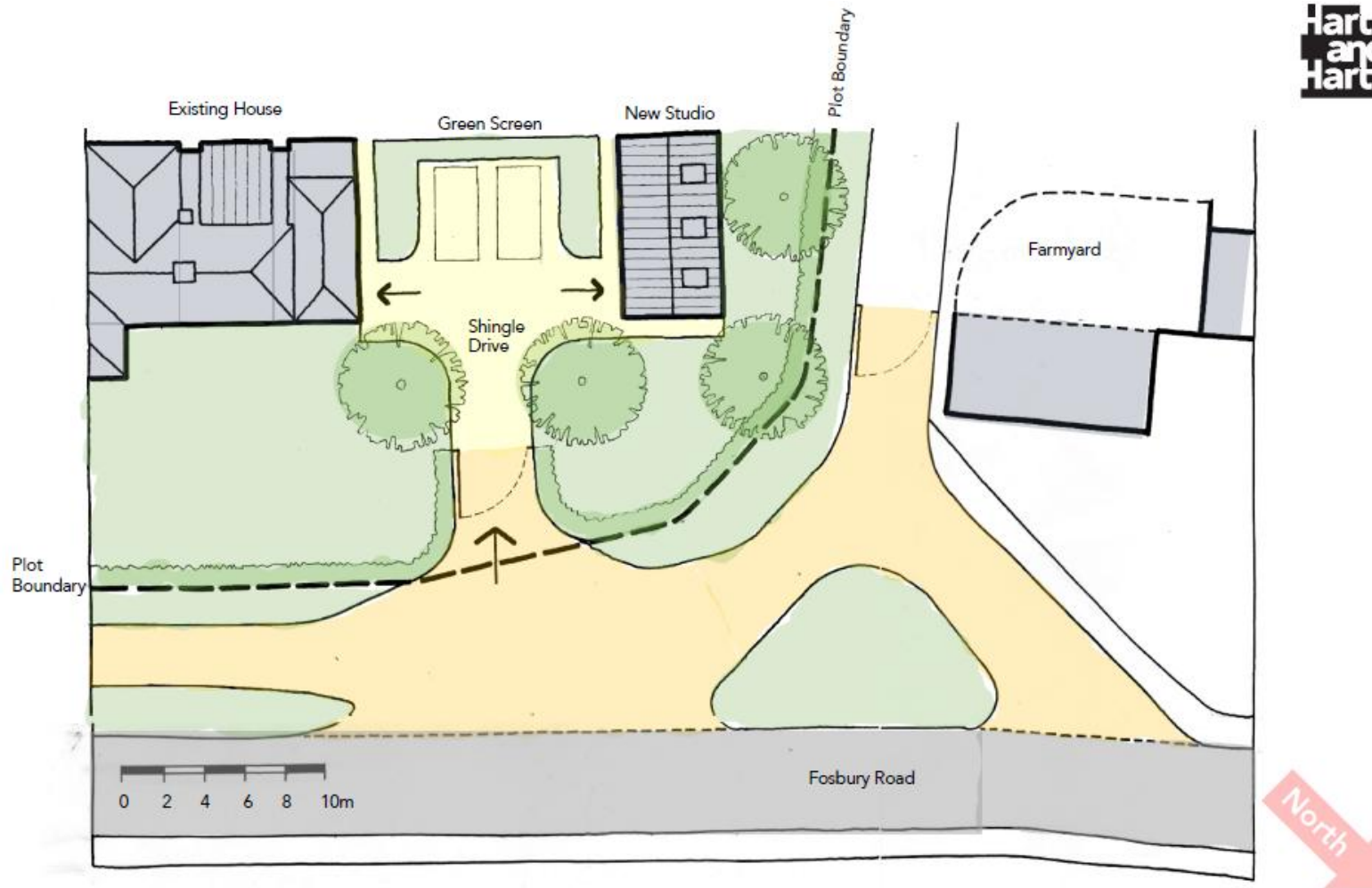


1. Horizontal timber boarding
2. Zinc roof sheeting
3. Upper level circular window
4. Timber doors
5. Brickwork base course
6. Timber and glass window
7. Upper level shuttered window



Studio Building as Proposed 40/41 Fosbury Wiltshire SN8 3NJ 17th September Scale 1:100 at A3 Dwg No. P12

Figure 5a Proposed Site Elevations Studio



New Barn Site Plan 40/41 Fosbury Wiltshire SN8 3NJ 17th September Scale 1:200 at A3 **Dwg No. P11**

Figure 5b Proposed Site plan Studio

2.0 SURVEY METHODOLOGY

Methodology

The aim of this Bat Survey is to evaluate the potential suitability of the proposed development site in relation to bat use. Bat Conservation Trust, Collins ed. 2023 provides guidance on assessing and evaluating development sites and features for bat roost potential. The potential for structures to support roosting or breeding bats is evaluated under the protocol for the visual internal and external inspection (Negligible, Low, Moderate or High - Roost).

A survey to assess the site for bats and bat roosts was carried out in September - October 2025. This involved a survey for any roosting bats or signs which could indicate use of the building by bats and for potential roost sites and roost access points. Anthony Blunden MSc MCIEEM CEnv (Natural England Licence number 2015-10884-CLS-CLS), principal ecologist of Aluco Ecology with over twenty years survey experience, conducted the survey and reporting. As roosting bats were recorded, the daytime bat survey was updated and supplemented by three emergence surveys applying the methodology described Bat Conservation Trust, Collins ed. 2023, with further licenced Bat Ecologists David Endacott 2015-13561-CLS, Kathy Warden 2015-12571-CLS, Gareth Knass LLb (Hons) MSc MCIEEM, assisting with emergence surveys for building coverage.

3.0 SURVEY RESULTS

Data search

A data search has returned some information from local European Protected Species (EPS) licence applications. These include two bat roosts in buildings in Oxenwood affected by development works within 2km of the site: this are 1800m north west with non-breeding roosts of Common Pipistrelle, Brown Long-eared and Whiskered and Serotine Bats. The next nearest is 3.6km north east in Bushel's Copse with non-breeding roosts Common Pipistrelle and Brown Long-eared.

Daytime Inspection Results

The design and age of the building generally present suitable roosting opportunities within the roof and tile structure and roof voids. A few small (pipistrelle type) and medium sized Brown long-eared (confirmed by DNA) droppings were located within the main house roof voids which indicated by density and scatter, periodic roosting and exploration rather than regular roosting within voids. This is the comenst type of roost within houses, See **Photos 1 to 14** of the site. Beyond the building, the site consists of hard standing patio and maintained garden and lawn.

Emergence / Activity Survey

The daytime bat survey was then supplemented by emergence survey applying the standard methodology using the Bat survey guidelines (Bat Conservation Trust 2023). Results are included in **Table 1, Figure 6** below.

Emergence survey of the house during, Early September-October 2025 recorded bat emergence with (>2) Common Pipistrelle considered likely to be a non-breeding day roosts which will be mobile around the house roof structure. In Addition, dropping evidence, a light scatter with smaller concentrations within the roof voids recorded indicated periodic roosting by Brown Long-eared (>2) were recorded from this survey work to date. Given the findings from the survey to date, it is therefore considered likely that roosting will be affected by the proposals.

In summary, surveys to date indicate that there will be impacts (roost modification) on irregular use, non-breeding day roosts of Common Pipistrelle and Brown Long-eared (>2) in relation to the proposed scheme and survey to date.

In Addition, a wide range of species were recorded foraging and passing through the garden with woodland, hedgerows and range of nearby building likely to be supported roosts. These Included Myotis species, Serotine, Noctule , Soprano Pipistrelle and notably Barbastelle which seem to be utilising nearby woodland.



Photo 1/2 Fosbury 40-41 South and North aspect roost locations marked



Photo 3/4 Fosbury 40-41 North and south aspects – dropping locations – Main area of proposed works



Photo 5/6 Fosbury 40-41 roost locations and droppings – South Aspect Main area of proposed works



Photo 7/8 Fosbury 40-41 south- west roof tiles with penitential roost access features



Photo 9/10 Attic space all retained– very light scatter of bat droppings – indicating very occasional roosting and exploration within void eg Brown Long-eared and from roosts within niches within roof construction / wall plate by Pipistrelle.



Photo 11/12 Attic space all retained– light scatter of bat droppings – indicating occasional roosting and exploration within void from roosts within niches within roof construction by Pipistrelle and Brown long-eared.

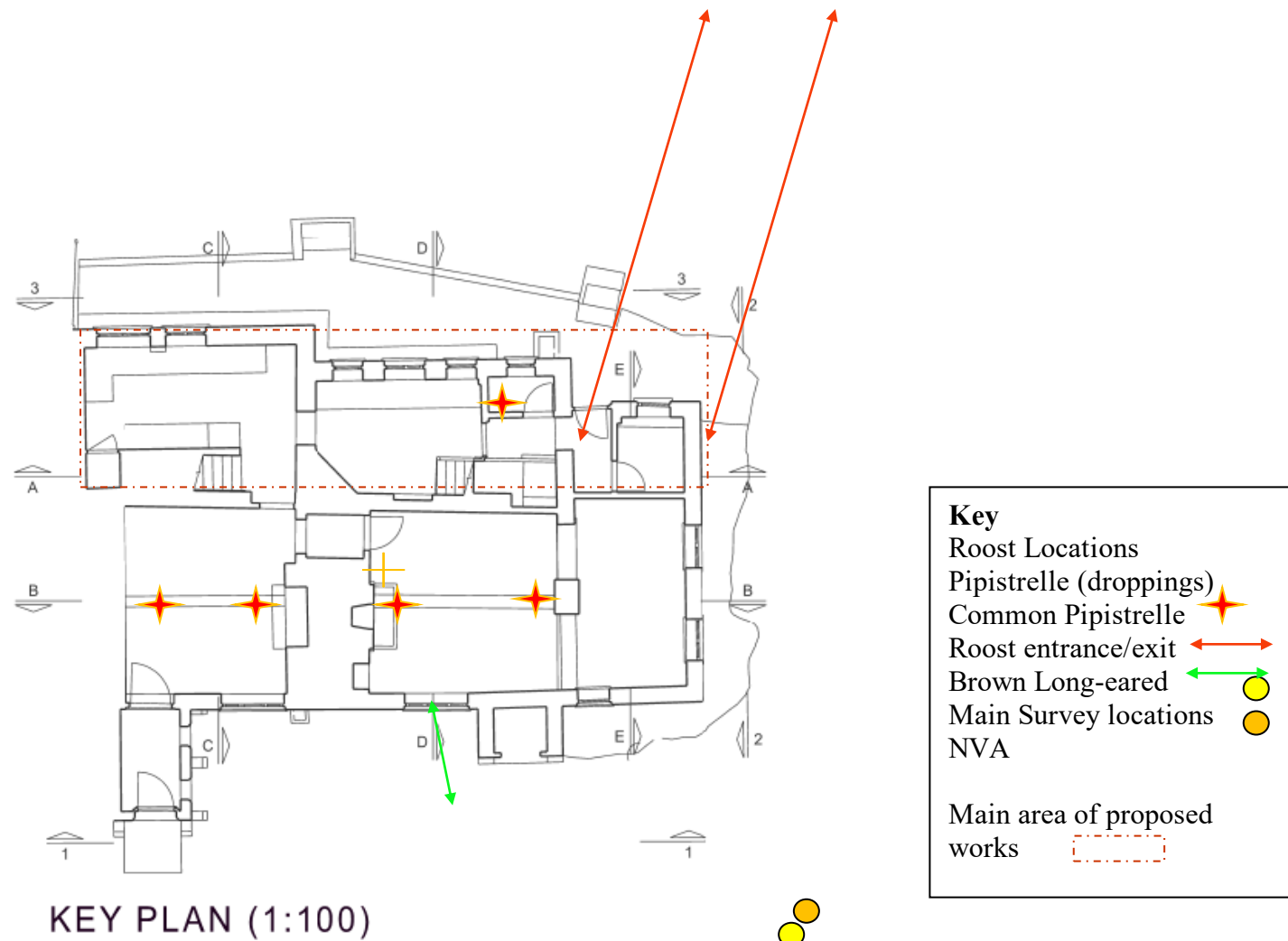


Figure 6a Survey Results

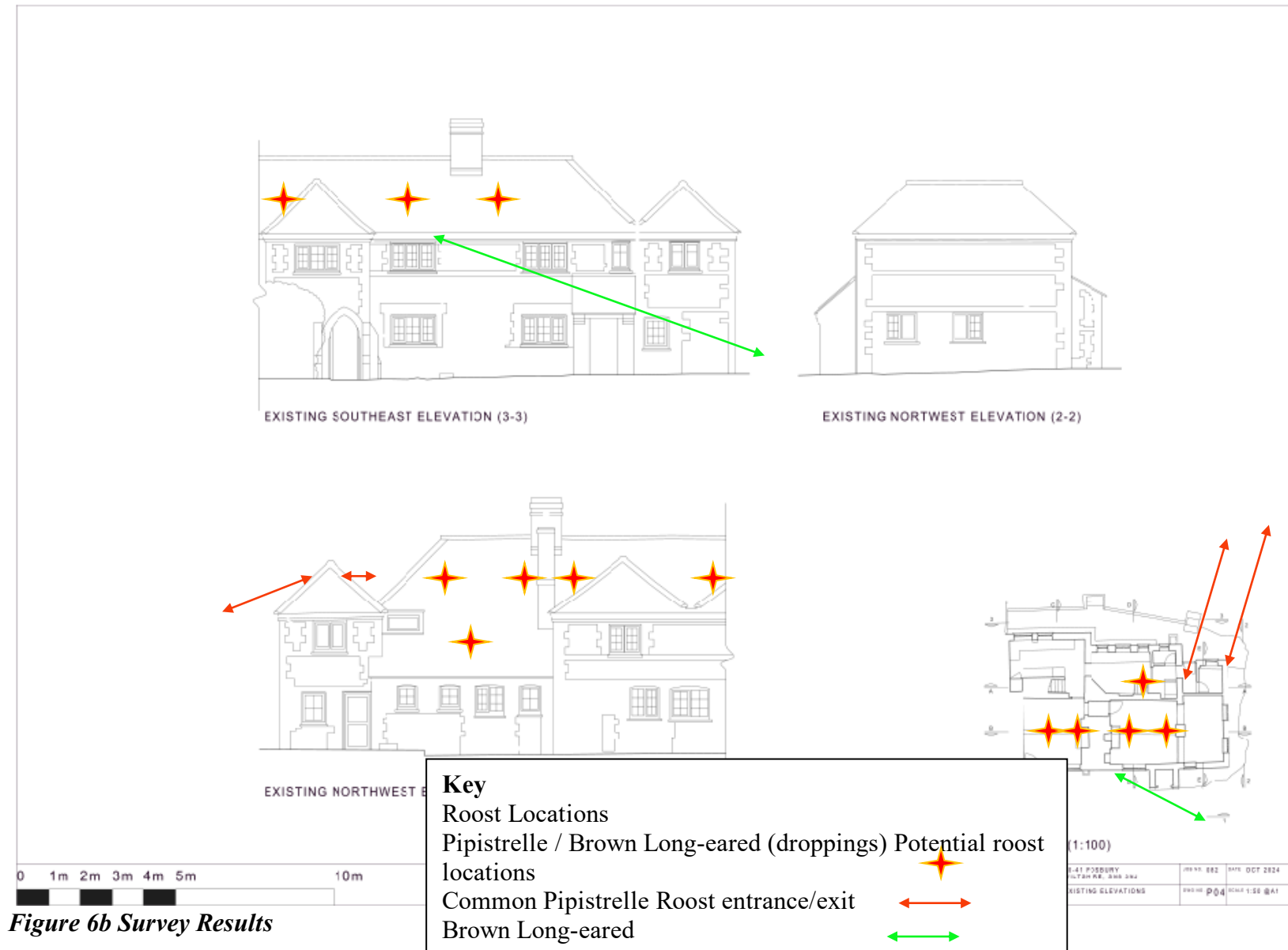


Figure 6b Survey Results

Table 1: Bat Survey Results

Date	Survey	Weather	Results Summary
02/09/2025	External Inspection Internal Inspection		A survey of the dwelling identified dropping evidence with c30 Droppings small PP and larger PA droppings confirmed by DNA within roof void. External features including dormers ridge and roof tile niche roosting potential.
03/09/2025	Emergence Survey	Cloud 2/8 -8/8 Wind sw1-2 Temp 17-16c Precip brief shower 20mins after SS	Foraging and commuting activity 20:02 PP P from west 20:04 PP P from west 20:05 PP P 20:09 PP P from east 20:12,14,20 PP P 20:21 PS P from east 20:22 ES P, from west? 20:35 ES & PP F 20:39 PA P 20:40 PP F 20:41 PP F x2 20:45-end occ. PP F
17/09/2025	Emergence Survey	Cloud 8/8 Wind 0-1 Temp 17-16c Precip nil (mist)	Summary of Emergence: 1xPP 19:33 PP E from ridge tiles Rear SW Foraging and commuting activity Front 19:30, 33,43,46, PP FP then regular foraging and social calling until end 19:55, 20:44 BB FP 19:56 20:35 NN High over 20:22 PA FP Foraging and commuting activity Rear 19:22 PP from N SE towards trees 19:30 PP FP 19:34, 35,37,39, 45 FP 19:42 BB? FP 19:55, 57 , 20:01, 23 PA FP 20:21 Mysp FP

08/10/2025	Emergence Survey	Cloud 3/8 Wind nil Temp 15-13c Precip nil	Summary of Emergence: 1x PP then regular foraging and social calling until end Rear 18:32 PP E ridge tile 18:41 Silent Presume PA E Front eave 18:58 PA E (next door attached) Font Foraging and commuting activity 18:50, 19:47 ES FP 19:00, 19:02,04,06,09,21,27,52 PP FP 19:05 NN high over Rear Foraging and commuting activity 18:34, 42,44,52 PP FP then regular foraging and social calling until end 18:49, 51,52, 19:34 ES FP 18:56 , 19:02,05, 11, 17 PA 18:57, 19:18, 20 BB FP 19:19 , 47 NN High over 19:40 PS FP
To Complete	Pre - Licence update survey		To Complete -licence requirement of update within 3 months of application.
Key: PP = Common Pipistrelle, PS = Soprano Pipistrelle, NN = Noctule, ES=Serotine PA =Brown Long-eared, Mysp =Myotis Species, MyM = Whiskered Bat, MyN = Natterer's Bat F = foraging; C = commuting; HxS = heard but not seen; SxH = seen but not heard; E = emergence; R-E = Re-entry			
<u>Job number 21971, received 24 September 2025</u> Sample labelled: Foscby PCR amplification successful. DNA sequence: GATCCAAAGTTTCATCATGATGAAATATTTGAGGGAGCAGGTAAGTCAATGAATGAGT CATTGATAATTTTATGAGAGGGTGGGACTTTCGAATGTTGGTCAT Phylogenetic analysis identification: <i>Plecotus auritus</i> Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.			



NVA 03/09/2025

Front



NVA 17/09/2025 Front

Rear with Mist interference (still high levels of bat activity as warm muggy night)



NVA 08/10/2025 Front



Rear Camera

Summary Interpretation for Bats & Constraints to survey

The buildings have been evaluated using the Potential Suitability of Proposed Development Sites for Bats (including Buildings & Trees) methodology as per the Bat Survey guidelines (2016/23). The House was initially evaluated as containing bat roosts based on dropping evidence in suitable roost locations being present.

In summary, surveys to date indicate that there will be impacts (roost modification) on irregular use, non-breeding day roosts of Common Pipistrelle and Brown Long-eared (>2) in relation to the proposed scheme and survey to date.

The survey was carried out during a window of time in September-October 2025 and therefore the survey has provided a window of time of the site's use, since bats regularly move between different roost sites, particularly to satisfy their varying requirements during different times of the year and weather conditions. External building dropping evidence can be washed and blown away during periods of wet weather and during the late autumn winter period, but during warm weather in summer can remain for long periods. Although instructed late in the season resulting in survey which does not quite meet survey guidance due to compressed timing, the survey evidence to date , features and impacts on the building and roost sites, the warm weather for all emergence work suggests that a reasonable survey effort has been provided to date.

Further emergence surveys could be completed, but based on the current survey, potential roost impacts, Limited impacts from extension connection, roof void retention, and the update survey as a Natural England Protected species licence requirement, further survey is considered unlikely to provide much further information. Update survey will be required as a licence requirement within 3 months of the Licence Application.

Effort is made to ensure coverage of the building during survey, assisted with Night Vision Aid (NVA). However, in some circumstances, the location of vegetation, nearby buildings, structures and site access, observer and NVA field of view may not be fully comprehensive, in these circumstances, additional NVA are used and potential roost features are prioritised for coverage.

Due to these survey limitations an assessment using professional judgement has been used to interpret the findings with a precautionary approach to the assessment of the bat population utilising the building and to carrying out the proposed work. Timing a survey to coincide with the peak bats presence in the building is not always possible or practical.

4.0 MITIGATION FOR BATS

The proposed scheme at Fosbury 40-41 is predicted to have an impact (by temporary roost habitat loss and roost modification by extension to part of the building) on periodic use non-breeding day roosts of irregular use, non-breeding day roosts of Common Pipistrelle and Brown Long-eared (>2) (estimated population in any given year) in relation to the proposed scheme and survey to date. See **Figures 6 & 7**.

Summary of the mitigation strategy

In order to minimise impact on local bat populations and bat roosting opportunities, the following measures are proposed to be implemented:

- All activities with potential to disturb bats will be under the supervision of a licensed bat worker following the method statement agreed and (EPS) European Protected Species Licence
- Prior to starting works a Schwegler Bat roosting box (2x 1FF) (**Figure 7**) will be installed within a nearby tree within the land holding garden to provide alternative roosting during the works and to increase local roosting opportunity.
- Prior to starting works all contractors will be briefed by the bat worker to ensure that they are aware of the presence of bats, their legal protection and procedures should a bat be found at any stage of the building work; all building workers must be made aware that there is a bat roost and informed that bats may be present.
- Prior to starting works a Pre-works inspection survey will be undertaken to ascertain / check levels of bat activity / roosting locations have not changed from that outlined in this report. Any significant change will require reassessment of the methodology.
- Bats are very vulnerable to disturbance during hibernation, late pregnancy, and while dependent young that are unable to fly are in the roosts. All works associated with the development that may disturb bats (roof strip) will be undertaken at a time of year when bats are more tolerant of disturbance and outside of potential breeding and hibernation periods (when average temperature above 7°C, the best periods being March-April and /or September-October).
- 2 x 2fr concealed Roost units will be built into the walls of the building (see **Figure 7**).
- Any new roof membrane used will be either traditional Bitumen Type 1F felt or if a non-bitumen coated roofing membrane (NBCRM) is used, a certificate proving that it has passed a 'snagging propensity test' must be provided. The testing and certification of the membrane must follow the protocol set out

within Essah et al (2020) See GOV.UK for further information. Traditional Bitumen Type 1F felt should be used in key roosting site locations eg ridge but can be overlaid with NBCRM.

- No roost sites will be illuminated by any site lighting during construction and operation. Please refer to Institution of Lighting Professionals, Guidance Note GN08/23 Bats and artificial lighting in the UK for further information. Luminaires be low level and directional to light essential walkways and doorways etc only and should feature a peak wavelength of >550 nm with red / warm light spectrum to avoid the component of light most disturbing to Bats.

The mitigation proposal is based on allowing access to roosting opportunities within the building (see **Figure 7**). The new roost sites replicate those currently being used and all works will be sympathetic and complimentary to the building.

The property owners will instruct a suitably qualified bat ecologist to undertake a post-development survey and completion statement / Natural England licence return to ensure roosts are functional. This will be carried out between June and August and will consist of external inspection of the bat roosting areas. All Bat records will also be submitted to the local Biological Records Centre.

The owners of Fosbury 40-41 will be responsible for ensuring that the monitoring is completed and to inform any future owners or tenants of the property of the bat roosts within buildings and garden. The owners are to pass on the information contained within this document, which provides information on the location of the bat roosts in the building. The owners are aware that they are required to contact the statutory Nature Conservation Adviser (Natural England) for advice prior to any activity which may affect or disturb the bat roosts.

Following the Bat Mitigation Guidelines (2023), considering the scale of site level impacts, the scale of impact to the roosting bats is, based on current survey, considered to be 'site' (irregular transitional/day roost / smaller roost of commoner species) with key roosting areas retained and roosting opportunity being incorporated into the scheme design. The procedure and mitigation provided is precautionary, so the overall residual impact on the population of bats in the local area should therefore be neutral to positive.

5.0 POTENTIAL FOR OTHER PROTECTED SPECIES

Breeding Birds

Wild birds and their nests are protected from intentional harm by the provisions of the Wildlife and Countryside Act 1981 (as amended). Therefore, any vegetation and building clearance associated with the development will be required to be carried out sensitively, when birds are not breeding (the main bird nesting period is March-Aug inclusive), or after thorough checking by a suitably experienced ecologist to ensure that bird nests are not impacted by any works being carried out. The mitigation proposed will ensure that legal and policy provisions relating to protected species will be met.

Other Protected Species

No other protected species or notable habitats are predicted to be affected by the proposed scheme.

Summary of the mitigation strategy

In consideration of the nature of any impacts.

- All site workers to be made aware of protected species (Badgers, Great-crested Newts, Reptiles etc) their appearance and legal protection during a toolbox talk.
- Most of site works on existing, hard standing compacted ground / driveway. Plant and materials should be stored on adjacent hardstanding areas with material stored on pallets. Waste materials should be removed to prevent use.
- Groundworks duration with be a short as possible.
- Groundworks on trenches will be completed promptly or ramps will be installed and trenches checked by a suitably qualified ecologist to ensure trenches are clear.
- No barriers to movement will be installed on site.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Compliance with legislation

On the basis of the survey undertaken and presence of bat roosts, with bats listed on Schedule 2 of the Habitats Regulations 2017, the following tests must be met:

- *that there is no satisfactory alternative, and*
- *that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*
- *that the action is required in 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;*

Comment:

In relation to Conservation of Habitats & Species Regulations 2017) the following conclusions are made:

- The current building is not suited to the owner's needs in terms of use, design and layout.
- The proposed actions will provide an economic benefit from the construction and process of the works.
- The proposed actions will not be detrimental to the bat populations. The method statement will ensure that the method and timing of works will minimise the impact to the bat populations on site.
- Bat roosts impacted by the proposals will be replaced where lost. Mitigation to replace existing roost and further bat roost provision through enhancement will be provided. The roosts are of lower conservation significance.
- Works will be carried out under European Protected Species (EPS) Licence and ecological supervision. See www.gov.uk/guidance/bats-protection-surveys-and-licences for further information.

Details of the mitigation provision, building programme and procedure will also be required to be detailed for the European Protected Species (EPS) Licence.

The mitigation and monitoring detailed within this report and the Method Statement may be subject to a planning condition.

Mitigation and Enhancement.

Roosts opportunity will be retained and incorporated into the scheme. This will include a Schwegler 1ff roosting unit within garden/site and with 2fr roost units inbuilt into the new build element of house walls - **Figure 7)**

Figure 6**Schwegler 1FF**

The 1FF has an opening at the bottom, allowing droppings to fall out, it does not need cleaning and is therefore especially suitable for hanging in inaccessible places such as steep slopes and house walls.

Depending on their individual temperature requirements, the animals can choose between the cooler wood-concrete or the warmer wooden panel



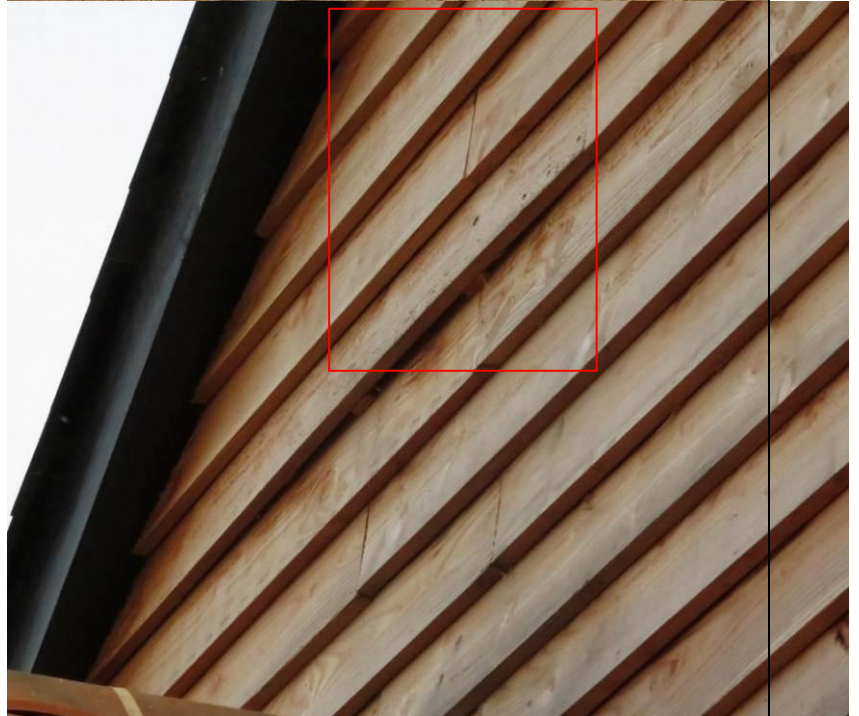
Schwegler Bat Roost Unit 2FR
Dimensions: height 47.5 x width 20 x depth 12.5 cm, Entrance: width 15 x height 2 cm, Weight: ca. 9,8 kg
2fr units under cladding and in use within 6 months of installation by Common Pipistrelle breeding roost. Bat access. 15-18mm offset by block.



Newly installed Weather Boarding with Bat access.
. Note pale colour before staining (for illustrative purposes) 15-18mm blocks. Two boards have been offset on this building



Newly installed Weather Boarding with Bat access.
Offset by block. Note pale colour before staining (for illustrative purposes) Two boards have been offset on this building.
A single 15mm wedge per board will be required in this case.



2fr units under cladding and in use within 6months of installation

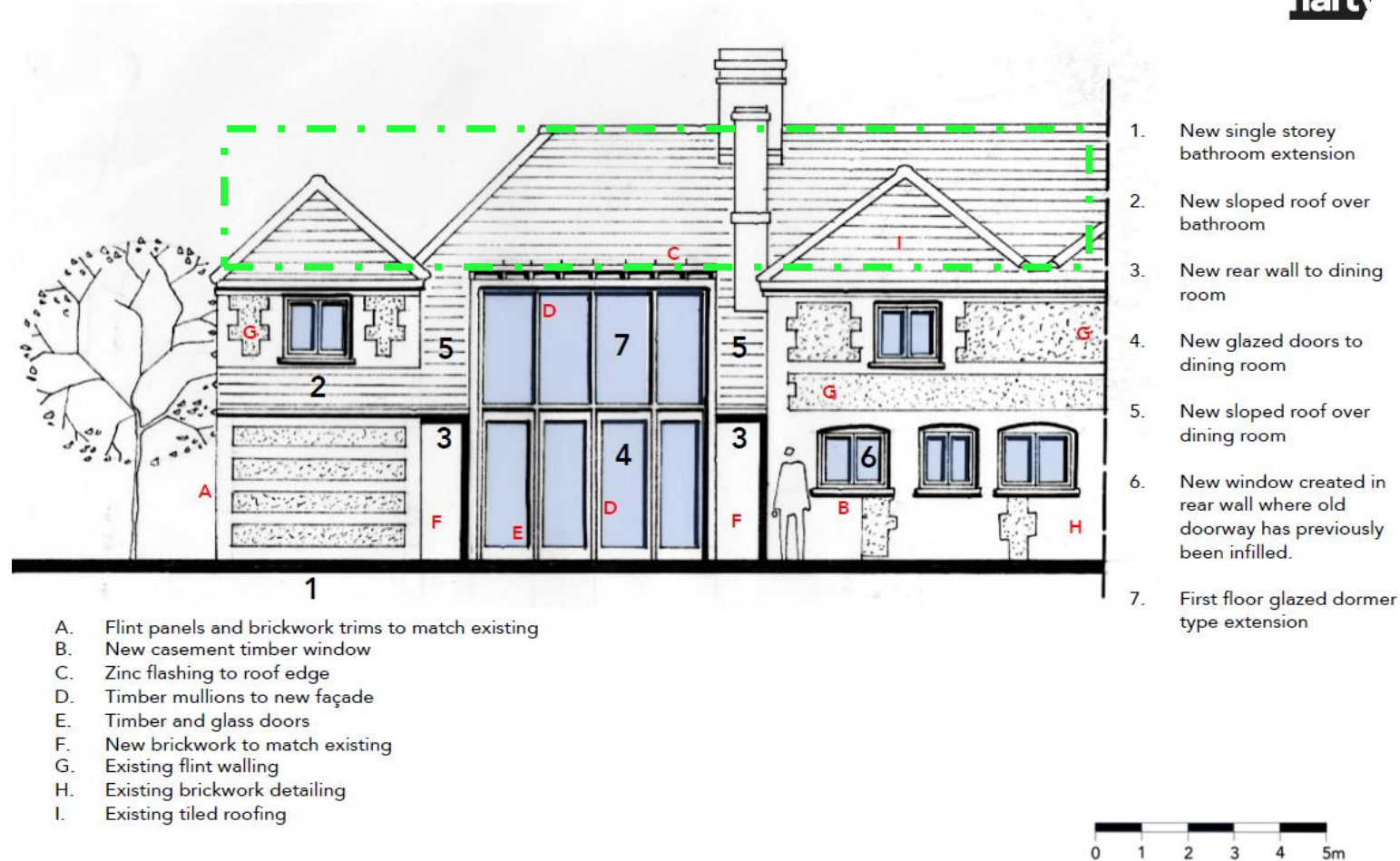


1. Horizontal timber boarding
2. Zinc roof sheeting
3. Upper level circular window
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Studio Building as Proposed 40/41 Fosbury Wiltshire SN8 3NJ 17th September Scale 1:100 at A3 Dwg No. P12

Figure 7a Mitigation / enhancement-2fr roost units



South Elevation as Proposed 40/41 Fosbury Wiltshire SN8 3NJ 17th September Scale 1:50 at A3 **Dwg No. P10**

Figure 7a Mitigation / enhancement-2fr roost units **retained existing clat tile roofing with niche bat roost areas**

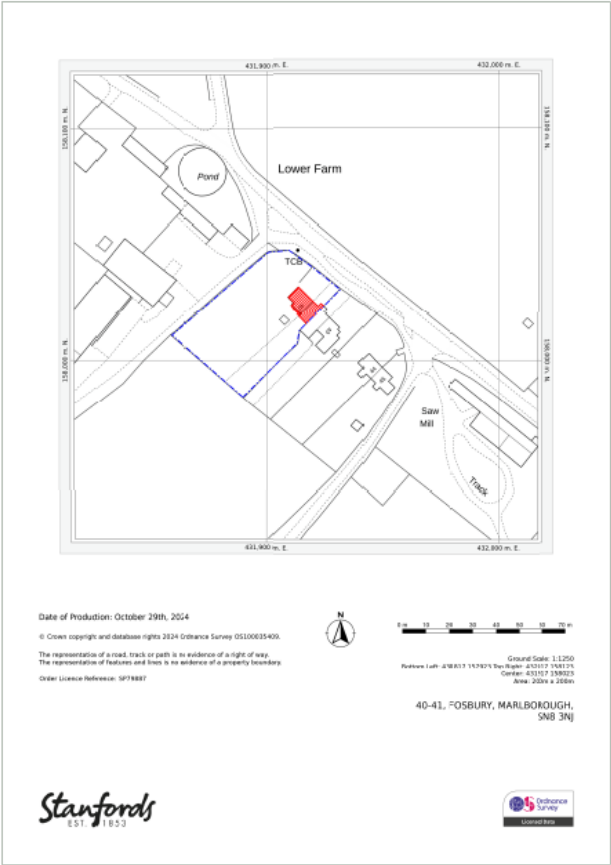
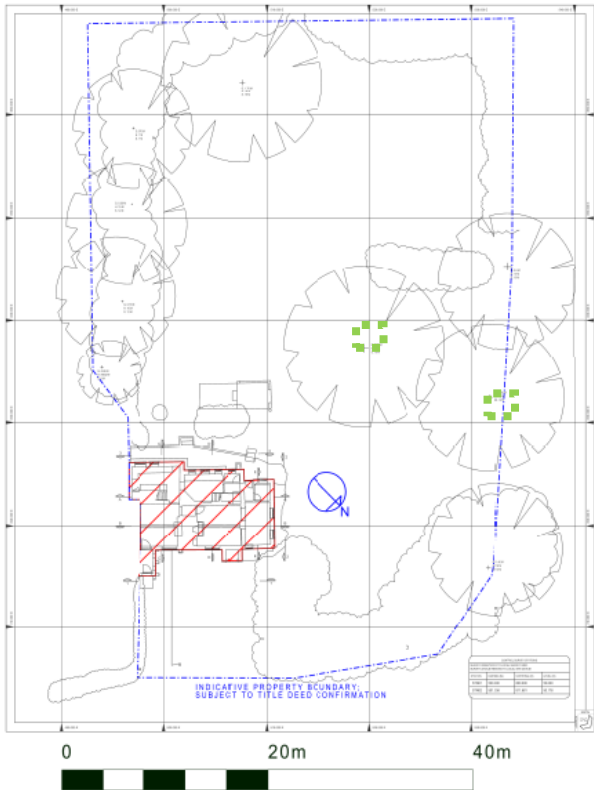


Figure 7b Mitigation / enhancement 1FF Roost Unit 2fr Roost Unit

REFERENCES

Bat Conservation Trust (BCT) 2016 Bat Surveys Good Practice Guidelines

BCT & ILP (2023) Guidance Note GN08/23 Bats and Artificial Lighting in the UK, Bats and the Built Environment Series

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

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.

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Aluco Ecology Ltd