



Stack House, Church Road, Woodborough,
Wiltshire, SN9 5PH

Preliminary Bat Roost Assessment



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The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

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Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

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1.0 Introduction

Background

- 1.1 In July 2025, All Ecology was commissioned to undertake a Preliminary Bat Roost Assessment of an annex with garage at Stack House, Church Road, Woodborough, Wiltshire, SN9 5PH.
- 1.2 The annex is the subject of a planning application for a single storey extension on the north elevation.

Objectives and Aim

- 1.3 The main objectives and aim of the surveys were to establish the following:
 - Presence/absence of bat roosts.
 - Status of roosts if present.
 - Whether additional surveys are required.
 - Whether a European Protected Species (EPS) licence is required to ensure legal compliance.
 - Which type of mitigation measures would need to be employed.

Site Location



Figure 1: Site location plan.

Aerial View



Figure 2: Aerial view of the site.

2.0 Legislation and Status

Bats

- 2.1 All species of bat are listed on Schedule 5 of The Wildlife and Countryside Act (1981) and as such receive protection under Section 9 of this Act. This has been amended several times, most recently by the Countryside and Rights of Way Act 2000, which added 'or recklessly' to Section 9(4) (a) and (b). In summary, it is a criminal offence to:
- Intentionally kill, injure or take a wild bat.
 - Be in possession of, or control, any live or dead wild bat or part of, or anything derived from a wild bat.
 - Intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection.
 - Intentionally or recklessly disturb any wild bat whilst it is occupying a structure or place that it uses for shelter or protection.
 - Transport for sale or exchange, or offer for sale or exchange, a live or dead bat or any part of a bat.
- 2.2 The Conservation of Habitats and Species Regulations 2010, consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994, in respect of England and Wales. It is an offence to possess, sell or offer or transport for sale any European species of bat or any part derived from such a species. These Regulations also remove the 'incidental result defence'. In other words, it is no longer a defence to show that the killing, capture or disturbance of a species covered by the Regulations or the destruction or damage of their breeding sites or resting places was the incidental and unavoidable result of a lawful activity. Natural England can grant European Protected Species (EPS) licenses in respect of development to permit activities that would otherwise be unlawful.
- 2.3 Under Section 40 of the Natural Environment and Rural Communities Act (2006) public bodies, including Local and Regional Planning Authorities have a duty to 'have regard' to the conservation of biodiversity in England when carrying out their normal functions, which includes consideration of planning applications. In compliance with Section 41 of the Act, the Secretary of State has published a list of species considered to be of principal importance for conserving biodiversity in England. This is known as The England Biodiversity List, all of which make up the UK BAP Priority Species. This list forms the basis of the UK Biodiversity Framework, and in England, Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Defra, 2011). Regional Planning Bodies and Local Planning Authorities will use it to identify the species that should be afforded priority when applying the requirements of the National Planning Policy Framework (NPPF) to maintain, restore and enhance species and habitats.
- 2.4 Seven bat species are NERC Priority Species (JNCC, 2007). These are:
- Barbastelle *Barbastella barbastellus*
 - Bechstein's *Myotis bechsteinii*
 - Noctule *Nyctalus noctula*

- Soprano Pipistrelle *Pipistrellus pygmaeus*
- Brown Long-eared *Plecotus auritus*
- Greater Horseshoe *Rhinolophus ferrumequinum*
- Lesser Horseshoe *Rhinolophus hipposideros*

2.5 Greater Horseshoe, Lesser Horseshoe, Barbastelle and Bechstein's, are afforded greater protection under European legislation, being listed under Annex II of the EC Habitats Directive which lists species whose conservation requires the designation of Special Areas of Conservation (SACs).

3.0 Methodology

Personnel

- 3.1 The survey was carried out by Laura Dent BSc Hons MCIEEM, an ecologist with over 10 years' experience working as a consultant who holds a Class 2 Bat Licence (all species, all counties, Class Licence Registration No. 2017-32855-CLS-CLS). The work was overseen by James Godbeer BSc Hons MCIEEM, an ecologist with over 18 years' experience working as a consultant. James has extensive experience of managing environmental contracts, and particular experience in surveying, assessment and mitigation for rare and protected species. He has considerable knowledge of the development and planning process including Ecological Impact Assessments, sustainable ecological design and he has completed ecology chapters of Environmental Statements. James holds a number of protected species licences including bats (all species, all counties, Class Licence Registration No. 2015-12313-CLS-CLS), and Great Crested Newts (Class Licence Registration No. 2019-44282-CLS-CLS). He has successfully obtained European Protected Species mitigation licences for a number of bat species including Lesser Horseshoe, Greater Horseshoe, Serotine, Brown Long-eared, Common Pipistrelle and Natterer's bats, for a number of roost types including maternity and hibernation sites.

Preliminary Roost Assessment

- 3.2 An internal and external inspection of the building was conducted on the 31st July 2025.
- 3.3 All bat species resident in the UK have been recorded using buildings and built structures as roosts at some time during the year. The buildings were inspected externally and internally following the methodology set out in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th Ed (Collins, 2023).
- 3.4 In summary, buildings are searched externally and then internally, where access was available, for any evidence of use by bats and notes were made on the following:
- Location and number of any live bats.
 - Location and number of any corpses or skeletons.
 - Location and number of droppings.
 - Notes on relative freshness, shape and size of droppings.
 - Location and quantity of feeding remains.
 - Location of clean, cobweb-free timbers, crevices and holes.
 - Location of characteristic staining from urine and/or grease marks.
 - Location of known and potential access points to the roost.
 - Location of the characteristic smell of bats if no other evidence is recorded.
- 3.5 Notes are also made on the characteristics and features of the buildings as follows:
- Type, age and aspect.
 - Wall construction, in particular the type of brick or stone used to build the walls and whether it has cavity walls or rubble- filled walls.

- Form of the roof, in particular the presence of gable ends, hipped roofs, etc. and the nature and condition of the roof covering.
- Presence of hanging tiles, weather boarding or other forms of cladding.
- Nature of the eaves, in particular if they are sealed by a soffit or boxed eave and the tightness of the fit to the exterior walls.
- Presence and condition of lead flashings.
- Gaps under eaves, around windows, under tiles, lead flashings etc.
- Presence and type of roof lining.
- Presence of roof insulation.
- Presence of water tanks in loft (note if covered or uncovered).
- Structure of the roof including the truss type, age and nature of timber work.
- Information or evidence of work having been undertaken that could affect use of the structure by bats.

3.6 The presence or evidence of nesting birds was also recorded.

Equipment

3.7 Equipment used to aid the inspection survey included low and high-powered torch, ladder, endoscope, binoculars and a camera.

Assessment

3.8 Where a building cannot fully be inspected or the presence of bats entirely ruled out, the potential roost suitability of the building for bats is assessed and classified as follows (Collins, 2023):

- **Negligible** – Negligible habitat features on site likely to be used by roosting bats.
- **Low** – A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
- **Moderate** – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
- **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.

3.9 Where possible, surveyed buildings are evaluated to assess which of the following categories they fall into, if any (Mitchell-Jones, 2004 & Collins, 2023):

- **Transitional roost** (April-September/October) - On waking from hibernation or in the period prior to hibernation, bats search for roosts in which they stay for only a few days

or on some occasions several weeks. These transitional roosts can be occupied by a few individuals or occasionally small groups. The transitional roosts used prior to hibernation are generally cool and thus may allow bats to reduce their energy requirements before going into hibernation.

- **Maternity roost** (May-August) - Breeding females gather together around the beginning of May to form nursery colonies. During this period gestation begins with births typically occurring between June and July. The females and their young remain within the maternity roost until the young are weaned and independent (late July-August). These roosts tend to break up between August and September. Adult males are rarely found within these colonies. However, the adult males of long-eared bats, Daubenton's, Natterer's, and horseshoe bats can be found roosting within maternity colonies with their numbers increasing throughout the active season.
- **Satellite roost** (May-August) - Breeding females may have alternative roost sites in close proximity to the main nursery colony. These are referred to as 'satellite roosts'. The numbers of bats using these roosts can vary greatly, from a few individuals, to small groups.
- **Mating roost** (September-November) - All British bats are polygynous i.e. males mate with several females. Mating generally takes place from late summer and can continue through the winter. A number of different mating strategies are used by bats, though males of some species establish mating roosts, whereby they defend territory and display/call to females to mate.
- **Hibernation roost** (October-March) - Depending on the weather and food availability, bats tend to move to hibernation sites from October. Hibernation roosts can vary greatly in terms of the number of individuals and the diversity of species that occupy them. However, they tend to have a constant cool temperature and high humidity, which allows the bats to use less energy regulating their temperature. Bats will wake occasionally during hibernation to drink and feed.
- **Night roost** (March-November) - Bats may use roosts other than traditional day roosting sites to rest in during the night. These roosts vary in their conservation significance. Night roosts may be used by a single individual on occasion or they could be used regularly by the whole colony. Studies have shown that night roosts may be of particular importance to some species i.e. the Lesser Horseshoe, providing key resting places within core foraging areas.
- **Day roost** (March-November) - These roosts are used during the day to rest in. Males of most British species spend the summer roosting alone or in small groups with other males in such roosts. Bats may regularly use a number of day roosts, switching between them on a daily basis, though conversely, they may occupy the same roosting site for several weeks.
- **Feeding roost** (May-November) - These roosts can be occupied by a single animal or a few individuals throughout the active season. They vary in their significance as they may be used by the whole colony or just a few individuals to feed, to shelter from the weather or to rest temporarily. Feeding roosts are often used by long-eared and horseshoe species.
- **Other considerations, Swarming sites** - Swarming takes place between August and November, whereby large numbers of bats from several species gather, generally around

caves and mines. They are often dominated by the *Myotis* species and appear to be important mating sites with some bats travelling several kilometres to reach these areas. A proportion of the bats that travel to these sites will remain to hibernate.

Limitations

3.10 The building was fully accessible with no limitations undertaking the survey.

4.0 Results

Preliminary Roost Assessment

Surrounding Habitat

- 4.1 The following table presents the nature of the habitats surrounding the building and connectivity into the wider area in relation to their potential importance to bats.

Table 1: Details of habitats in relation to foraging and commuting bats.

Habitats	Description
Immediate surroundings	The annex is immediately surrounded by a gravelly driveway to the south, outbuilding to the east, small garden with large tree and hedges to the north and a small area of garden and hedges to the west. The annex sits within the larger plot of Stack House which contains a large garden and is surrounded by a grass field to the east and northeast, other residential properties and gardens to the north and south which contain a number of trees and a lane with houses and garden beyond to the west.
Connectivity	The boundary hedges provide connectivity to adjacent gardens and the Horse-chestnut tree to the northeast of the annex leads towards boundary vegetation of the adjacent grass field.
Wider Landscape	The small village of Woodborough is surrounded by a mosaic of arable and grass fields with bands of woodland to the north and southwest. The local area is likely to be utilised by a range of bat species.
Potential for presence on site and site value	The garden on site provides typical bat foraging and commuting habitat and connects to other residential gardens and field boundary vegetation. However, the majority of the sites value is likely attributed to the building providing potential for roosting bats, if any.

Buildings

- 4.2 The following table presents a description of the buildings in terms of general characteristics, and potential for roosting bats.

Table 2: Building descriptions and details in relation to potential for roosting bats.

Annex with attached garage	Description
External	General: Single storey annex with attached double garage and store room. Roof: Roof of cross hip-end and gable end construction. The smaller store room section was also of gable end construction. The roofs were covered with flat roof slates and ridge tiles Walls: Concrete block walls clad with timber weatherboarding with a brick base.

	Eaves: Overhanging open eaves. Verges: Gable end verges covered with timber barge boards. Other: Two open garage doors present on the south elevation. Brick chimney protruding from the garage roof with lead flashing present at the base.
Internal	General: Single storey annex with attached double garage and store room. Roof Structure: The main roof, garage roof and store room roof are supported by timber fink trusses, joists and rafters. The east roof section was a later addition and is supported by timber rafters and joists with a double width ridge beam. Roof Lining: The main roof, garage roof and store room roof are all lined with bitumen felt. The east section roof is lined with a breathable membrane. Insulation: Fibreglass insulation between joists. No insulation present within garage. Roof Voids: The garage does not have a roof void but the roof space is partially separated from the ground floor by planks laid on the trusses. The store room has a roof void covering the store room footprint, with this roof void extending up from the eaves level. The main roof and east section of roof have a connected roof void which covers the footprint of the annex and extends up from the eaves level. Other: Concrete block walls divide the main roof void from the garage and the garage from the store room roof void.
Potential access points	▪ Open garage doors provide direct access to the garage interior and gaps along the top of the side blockwork walls provide subsequent access to the store room roof void and annex roof void. ▪ Gaps at the eaves provide direct access to the roof voids. ▪ Gaps at the eaves on the east elevation also provide access to gaps behind the timber cladding. ▪ Gap at the bottom of the northwest lead valley provides direct access to the main roof void. ▪ Gap in the ridge mortar at the top of the northwest lead valley provides access to the small void between the roof tiles and the roof lining. ▪ Gap in the ridge mortar of the east roof section provides access to the small void between the ridge tiles and roof lining and which provides subsequent access to the roof void.
Potential roosting features	▪ The dark roof void of the store room provides potential roosting spaces for bats. Evidence of bats was found in the store room roof void in the form of scattered droppings. ▪ The dark roof void of the annex provides potential roosting spaces for bats. Evidence of bats was found in the annex roof void in the form of scattered droppings and a concentration of bat droppings was found in the south area of the roof void. ▪ The gaps along the top of the blockwork walls provide roosting opportunities for bats as do the gable end cavity walls. Evidence of bats was found in the form of

	droppings on the walls dividing the loft spaces from the garage and along the top of the north gable end blockwork. ▪ The small void between the roof and ridge tiles and roof lining provide opportunities for crevice-dwelling species. ▪ The small void between the walls and exterior cladding which is accessible on the east elevation, provides roosting opportunities for crevice-dwelling species. ▪ The garage interior was well lit by the two open garage doors but this roof space may provide roosting opportunities for bats if these were to be closed. Evidence of bats was found in the form of a small number of scattered droppings on the raised planks of wood and at the base of the blockwork wall.
Evaluation	The building provides two dark roof voids that provide day roosting opportunities for bats and evidence of bats was found in the form of droppings. The gaps along the top of the concrete block walls, cavity walls and gaps behind the exterior cladding also provide opportunities for roosting bats with bat droppings found on the walls dividing the garage from the two roof voids. The small voids between the roof/ridge tiles and roof lining also provide roosting opportunities for bats. The building is classified as having known roosts with high potential for other roosting bats to use other roosting features listed.

Photographs



1: South elevation of the building.



2: South elevation with open garage doors and west gable end of store room.



3: North elevation of the building.



4: North elevation of the building.



5: Gap at base of northwest lead valley providing direct access to annex roof void.



6: Gap at top of northwest roof valley.



7: Gap at eaves on the east elevation.



8: Gap in east section ridge mortar.



9: Gap at the eaves on south elevation of annex.



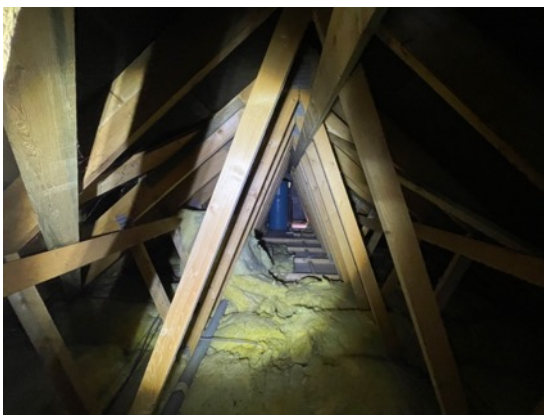
10: Roof space above garage.



11: Bat droppings on garage wall.



12: Store room roof void.



13: Main annex roof void.



14: Gaps along top of wall providing access from garage.



15: Annex east section roof void.



16: Concentration of bat droppings in the south area of the annex roof void.

5.0 Impact Assessment and Required Actions

Impacts

- 5.1 The annex is the subject of a planning application for a single storey extension on the north elevation. Detailed plans are yet to be finalised.
- 5.2 In the absence of mitigation, the following impacts and potential impacts with regard to bats have been identified:

Table 4: Impact Assessment.

Building	Impact Assessment
Annex with attached garage	Roost damage/destruction: Extension to the north gable end with roof spaces to be retained. Roost destruction possible through loss of access points. Roost modification: Extension on the north gable end may result in the modification of bat roosts utilising the north gable end cavity wall and may result in the loss of a small number of gaps at the eaves surrounding the north gable end, which may result in a modification to any roosts utilising the main annex roof void. Impact unknown. Roost disturbance: Potential for disturbing bats, if present when the works take place, through noise and vibration, causing them to fly during the day making them vulnerable to predation. Impact unknown. Effect on foraging/commuting: Extension to extend in to the garden which would result in the loss of a small area of lawn which is unlikely to have an impact on foraging or commuting bats providing a suitable lighting strategy is implemented.

Further Surveys

- 5.3 Where a building contains evidence of bats or cannot fully be inspected or the presence of bats entirely ruled out, and the proposed works could impact on known roosts or potential roosting features, the building should be subject to presence/absence/roost characterisation surveys, which take the form of dusk emergence surveys with the use of night vision aids as described in the Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition. If all areas (including voids, cracks and crevices) of a structure have been inspected and no evidence found (and is unlikely to have been removed by weather or cleaning or be hidden, then further surveys are not appropriate (Collins, 2023).
- 5.4 The recommended minimum number of survey visits to give confidence in a negative result and their timings are presented in the table below.

Table 5: General presence/absence survey specification for structures.

Roost Suitability	Survey Specification
Negligible	No further surveys required.

Low	Number of Survey Visits: One survey visit. Timing: May to August.
Moderate	Number of Survey Visits: Two survey visits. Timing: May to September with a least one of the surveys between May and August. Surveys should be at least three weeks apart.
High/Known Roost	Number of Survey Visits: Three survey visits. Timing: May to September with a least two of the surveys between May and August. Surveys should be at least three weeks apart.
	Dusk Survey Times: Start at 30 minutes* before sunset and end at 1.5 – 2 hours after sunset. *Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines state that dusk surveys should begin 15 minutes before sunset but repeated/the start times of subsequent surveys adjusted if bats are already in flight. 30 minutes is therefore specified to reduce the risk of having to repeat a survey as species such as pipistrelles will often emerge well before sunset.

Table 6: Required presence/absence surveys for the structures on site.

Building	Further Surveys
Annex with attached garage	Number of Surveys: Evidence of bats found and classified as high potential. Three dusk emergence surveys required. Required Number of Surveyors: Four.

Legal Compliance

- 5.5 The Wildlife and Countryside Act 1981 as amended by The CROW Act 2000 and The Conservation of Habitats and Species Regulations 2010 makes it illegal to recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection, whether the bat is occupying the shelter at the time or not.
- 5.6 European Protected Species (EPS) Licences to permit the above for the purposes of development must be obtained from Natural England. To gain a licence the scheme must have been issued with detailed planning permission and must not result in a loss of conservation status of the species concerned. Evidence of bats was found within the building and it is likely bats are roosting here. The extension on the north elevation may result in roost destruction, modification or disturbance of a bat roost which would require an EPS licence. The nature and location of all bat roosts within the building has not yet been determined and the need for an EPS licence to permit the works is therefore currently unknown.

Provision for Bats

- 5.7 Any specific requirements for roosting bats are dependent on the results of the dusk emergence surveys.

6.0 References

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