

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Monksfield, Monkton Farleigh, Bradford on Avon, BA15 2QH

Client:

Emma Evans

Report date:

13th October 2025

Project:

This report has been produced to support a planning application for Wiltshire Council. The development is described as: *'Reroof of the main house and demolition and rebuild of existing garage'*.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024](#).

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results – Main house (B1)

Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
1	Common pipistrelle	Day roost	2	Between soffit and wall top on southeast gable end	Impact to roost – Destruction Level of impact – Site
2	Serotine	Day roost	1	Within loft void, accessing through northwest soffit gap	Impact to roost – Modification Level of impact – Local
3	Brown long-eared bat	Occasional day roost	None recorded (droppings confirmed in loft void).	Loft void, access point not recorded.	Impact to roost – Modification Level of impact – Site

Results – Garage (B2)

Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
4	Common pipistrelle	Maternity roost	9	Underneath wooden fascia on the northeast elevation.	Impact to roost – Destruction Level of impact – Local

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

If the licence is not obtained by 19th December 2025 a material changes check will be required.

If the licence is not obtained by 1st May 2026 updated dusk survey(s) will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Background

PRA – Arbtech Consulting Ltd, July 2025. The buildings (main house B1, and garage B2) were surveyed and confirmed to support roosting bats due to the presence of bat droppings within the internal loft voids and external features. A moderate number of access points were recorded externally on the buildings during the PRA survey, and the surrounding habitats were considered moderate for commuting and foraging bat activity.

Proposed development

Current use of building – Residential

Proposed use of building – No change.

Structural changes to building – Reroof and demolition and rebuild of the garage.

Type of permission required –Full planning permission.

The site surveys were designed and managed by Laurence Wills ACIEEM BSc (Hons), Natural England Class 2 Bat Licence (licence number available on request).

See surveyor locations in the BERS plan in Appendix A and Proposed Plans in Appendix B.

Limitations

None reported.

Field Survey					
Dusk Emergence Survey 1					
Building B1 and B2					
<i>Building inspection prior to survey</i>	None- Adequate time period from the last internal inspection during PRA.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 -Lead	Sam Tofts	1 st survey season	Level 2	Southeast
	2	Gary Ritson	1 st survey season	Level 2	Southwest
	3	Tom Sellars	2 nd survey season	Level 2	Northwest
	4	Unmanned Camera	-	-	East
<i>Weather (start/end)</i>	Temperature (°C): 19.4 Relative humidity (%): 64.5 Cloud cover (%): 90 Wind (mph): 0 Rain: None		Temperature (°C): 14.5 Relative humidity (%): 78.2 Cloud cover (%): 90 Wind (mph): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	3	

Results		
Date of survey		Sunset; Start - End
06/08/2025		Sunset 20:48; 20:33 – 22:18
Surveyor observations		
Surveyor 1	Emergence Observed Roost 1: Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Number: 9 Time(s): Between 20:50 and 21:07. Location of access point(s): From the bargeboard of the garage's North-east gable end (red circle on photo). Direction(s) of travel on emergence: Bats typically flew East and Northeast Species ID confirmed on site or by sound analysis post survey? Confirmed on site. Summary of general activity: At 21:03 a common pipistrelle was observed commuting Southeast in the back garden along the buildings Northeast elevation. At 21:15, 21:21 and 21:39 a common pipistrelle was observed foraging in the back garden along the buildings Northeast elevation. Common pipistrelles were then heard not seen until 22:12. At 21:10 a soprano pipistrelle was observed commuting Southeast in the back garden along the buildings Northeast elevation. At 21:15 a serotine was observed commuting Northwest along the buildings Northeast elevation. Later between 21:24 and 21:32 a serotine was seen foraging in the field Northeast of the site. A Leisler's bat was heard no seen between 21:31 and 22:05. At 21:42 a Myotis sp. was heard not seen.	

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<i>IR position 1</i>	No additional emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	
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<i>Surveyor 2</i>	No emergences or re-entries observed. The first bat detected was a common pipistrelle, heard but not seen (HNS) at 21:41. At 20:44, a common pipistrelle was seen commuting south-east to north-west, from the neighbouring garden to the trees in the client's property. At 20:46, a common pipistrelle was then seen reappearing from this area and headed south, and at 20:49, a common pipistrelle took the same route. At 20:50, a common pipistrelle commuted from the trees in the front garden, over the garage, west to east. At 20:50 and 20:58, common pipistrelle were HNS. At 21:06, a common pipistrelle was seen foraging in the front garden, making its way from north-west to south-east. At 21:10, a common pipistrelle was HNS. At 21:15 and 21:18, serotines were seen, originating from the neighbouring garden to the south, moving west to the trees in the front garden, and in front of the south-west elevation, respectively. At 21:21, a common pipistrelle was seen foraging and moved from above the garage, to the trees, east to west. All detections from this point were HNS, and occurred between 21:39 and 22:17. These included six common pipistrelle detections (three passes, three foraging), one myotis species pass at 21:42, eight soprano pipistrelle detections (five passes, three foraging), eight serotine calls (two passes, six foraging), and one noctule pass at 21:57.	
<i>IR position 2</i>	No emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	

Surveyor 3	No emergences or re-entries observed. Activity commences at 20:41 with a Common Pipistrelle heard not seen (strong call) heard again at 20:52. Visual activities begin at 20:43 with single CP H+S commuting from E to W from neighbouring property along identified common flight path 2 (E<>W). 20:45 CP is noted commuting over surveyor 2 from W to SE. 20:50, 20:55, 21:11 & 21:54 CP commutes through garden along flight path 1 (SE<>NW). 21:00 & 21:39 CP commutes from NW elevation travelling south along flight path 3 (NE<>SW). 21:04, 21:06, 21:21 & 21:40 CP noted foraging in garden using flight path 2 along SW elevation. 21:42, 21:49, 21:58, 22:10, 22:16 & 22:17 CP calls were heard not seen. 21:15 Serotine noted foraging along flight path 2. 21:16 SER commutes along flight path 1 from SE. 22:04, 22:07, 22:11 SER were heard not seen	
IR position 3	No emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	

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<i>Position 4 Unmanned IR Nightfox Whisker</i>	Confirmed emergences of x9 common pipistrelle from surveyor 1. No additional emergences or re-entries recorded after full review.	

Field Survey					
Dusk Emergence Survey 2					
Building B1 and B2					
<i>Building inspection prior to survey</i>	None- Adequate time period from the last internal inspection during PRA.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 -Lead	Laurence Wills	5 th survey season / Class 2 licence	Level 3	Southeast
	2	Kiera Horman	1 st survey season	Level 2	Northwest
	3	Gary Ritson	1 st survey season	Level 2	Southwest
	4	Unmanned camera	-	-	East
<i>Weather (start/end)</i>	Temperature (°C): 15 Relative humidity (%): 76 Cloud cover (%): 40 Wind (mph): 2.2 Rain: None		Temperature (°C): 13 Relative humidity (%): 80 Cloud cover (%): 40 Wind (mph): 3.7 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	2	
	Two Way Radio	BAOFENG	FV-88E	3	

Results		
Date of survey		Sunset; Start - End
27/08/2025		Sunset 20:06; 19:51 – 21:40
Surveyor observations		
Surveyor 1	No emergences or re-entries seen. Summary of general activity: The first bat was recorded was a soprano pipistrelle at 20:28 commuting south to north across the site. A common pipistrelle was also recorded commuting west to east across the rear of the site at 20:28 and over the garage at 20:42. Myotis spp. were heard but not seen across the site at 20:29, 20:54, 21:16 and 21:30. Two greater horseshoe bats were recorded commuting north to south in the rear garden at 20:32, and again at 21:02, with lesser horseshoe also recorded foraging along the north boundary field at 20:39. A long-eared bat spp. was heard but not seen at 20:43. A serotine was recorded commuting northwest to southeast in the rear garden at 20:43.	
IR position 1	No emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	

<i>Surveyor 2</i>	No emergences or re-entries observed. The first bat activity recorded during the survey was a common pipistrelle seen commuting west in front of the garage at 20:21. Two more common pipistrelles were seen at 20:24, one commuting along the same flight path and the second south to north along the western treeline. From 20:25 to 20:31 two common pipistrelles were observed continuously foraging throughout the front garden. Common pipistrelle foraging activity was recorded again at 20:40 and continuously from 20:47 till 21:00. Between 20:31 and 20:38 three bats were heard and not seen: one serotine, one greater horseshoe and one lesser horseshoe. From 20:42 to 20:44 serotines were seen continuously foraging throughout the front garden. This was seen again at 21:04 till 21:09. At 20:55 a brown long eared was seen commuting north in front of the western gable end. There were nine occurrences of bats heard and not seen from 20:54 to 21:36: three myotis sp., one greater horseshoe, four soprano pipistrelles and one common pipistrelle.	
<i>IR position 2</i>	No emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	

Surveyor 3	Emergence Observed Roost 1: Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Number: 2 Time(s): 20:24 and 20:26 Location of access point(s): Soffit box close to apex of roof on southern gable end (red circle on photo). Direction(s) of travel on emergence: West towards road. Species ID confirmed on site or by sound analysis post survey? Confirmed on site. General activity on site The first bat detected was a common pipistrelle at 20:22, seen making a pass from the neighbouring rear garden to the east, over the garage and west towards the road. At 20:24 a common pipistrelle was seen emerging from the soffit box close to apex of roof on southern gable end, then making its way west towards the road. A common pipistrelle was also seen around the same time, commuting from the neighbouring garden to the south, north-west towards the road. At 20:26, another common pipistrelle was seen emerging from the same location as the first, and followed a similar route. At 20:27, two soprano pipistrelles were seen foraging in the front garden for a few minutes. At 20:31, a serotine commuted from the neighbouring front garden to the south, north-west towards the road. Heard but not seen (HNS) detections were made of a myotis species at 20:32, a greater horseshoe at 20:34, a lesser horseshoe at 20:40, and a common pipistrelle at 20:41. At 20:42 a serotine was seen foraging in the front garden. Between 20:43 and 21:34, all detections were HNS, comprising four calls from myotis species, as well as three soprano pipistrelle, four common pipistrelle, and one greater horseshoe	
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	detections, all making passes. During this time-period, intermittent serotine foraging was also heard.	
<i>IR position 3</i>	No additional emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	

<i>Position 4 Unmanned IR Nightfox Whisker</i>	Emergence Observed Roost 1: Common pipistrelle (<i>Pipistrellus pipistrellus</i>). Number: 2 Time(s): 20:10 and 20:12 Location of access point(s): From the bargeboard of the garage's North-east gable end (red circle on photo). Direction(s) of travel on emergence: Bats immediately flew south. Species ID confirmation: Confirmed on site.	

Field Survey					
Dusk Emergence Survey 3					
Building B1 and B2					
<i>Building inspection prior to survey</i>	None- Adequate time period from the last internal inspection during PRA.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 -Lead	Somerled Macdonald	1 st survey season	Level 2	Southeast
	2	Ella Reynard	1 st survey season	Level 2	Northwest
	3	Gary Ritson	1 st survey season	Level 2	Southwest
	4	Unmanned camera	-	-	East
<i>Weather (start/end)</i>	Temperature (°C): 18.0 Relative humidity (%): 73.9 Cloud cover (%): 60 Wind (mph): 0 Rain: None		Temperature (°C): 17.3 Relative humidity (%): 84.3 Cloud cover (%): 60 Wind (mph): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	2	
	Two Way Radio	BAOFENG	FV-88E	3	

Results		
Date of survey		Sunset; Start - End
19/09/2025		Sunset 19:17; 19:02 – 20:50
Surveyor observations		
Surveyor 1	Emergence Observed Roost 1: Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Number: 2 Time(s): 19:28 and 19:32 Location of access point(s): Soffit box close to apex of roof on southern gable end (red circle on photo). Direction(s) of travel on emergence: South towards neighbour house. Species ID confirmed on site or by sound analysis post survey? Confirmed on site. General activity The first bat recorded was a common pipistrelle emerging from a soffit box on the southeastern elevation and commuting southeast. A further ten common pipistrelles were detected between 19:33 and 20:36, with five observed commuting across the garden and over the garage while also foraging, and the remaining five heard but not seen. Six serotines were recorded between 19:32 and 20:57, the first seen commuting east to west along the northeastern boundary, with the others only heard. A noctule was seen commuting over the building at 19:35, followed by additional records at 19:50, 19:52, 19:57, and 20:22, all of which were heard but not seen. Intermittent foraging by Lesser Horseshoe bats occurred between 19:43 and 19:55, with individuals observed foraging along the northeastern hedgerow. A myotis species was recorded at 19:47, 20:03, 20:14, and 20:28, heard but not seen except at 20:03 when it was observed commuting over the garage from	

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	southwest to northeast. Two Brown long-eared bats were recorded at 20:08 and 20:40, both heard but not seen, and finally, three soprano pipistrelles were detected at 19:47, 20:41, and 21:00, all heard but not seen.	
<i>IR position 1</i>	No additional emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	

Surveyor 2	Emergence Observed Roost 1: Serotine (<i>Eptesicus serotinus</i>) Number: 1 Time(s): 19:27 Location of access point(s): Soffit box near apex on northwest gable end (red circle on photo). Direction(s) of travel on emergence: Bat immediately flew west over tree line. Species ID confirmation: Confirmed on site. Summary of general activity: The first activity recorded was the emergence of the common pipistrelle at 19:27. Common pipistrelles were the most recorded species. From 20:18 to 20:48, two common pipistrelles were observed foraging throughout the front garden and close to the treeline. Social calls were also heard during this time. The last common pipistrelle seen and heard was at 20:48. Serotines heard passing at 19:28 and 19:34. Serotines were also seen foraging in the front garden at 8:28 and 8:42. Soprano pipistrelles were heard infrequently four times at 19:57, 20:03, 20:26, and 20:45. Myotis was heard passing three times at 20:03, 20:14, and 20:16. And Lesser horseshoe seen passing at 19:49 heard and 19:50. Noctule was heard at 19:34, three more times until 20:25. A long-eared species was heard twice at 20:05 and at 20:40. One greater horseshoe bat was seen and heard at 20:28.	
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<i>IR position 2</i>	No additional emergences or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	
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<i>Surveyor 3</i>	No additional emergencies or re-entries observed. The first bat detected was a common pipistrelle at 19:27, seen emerging from the soffit box on the south-east elevation, then making its way west towards the road. A serotine was then detected at 19:28, seen commuting from north to south. A second common pipistrelle was seen emerging at 19:28 from the same access point as the first, and then commuted south-east towards the neighbouring property. All detections from this point were HNS unless otherwise stated. Common pipistrelle activity was most common, with a further fourteen detections made between 19:33 and 20:48 and were occasionally seen foraging in the front garden to the south-west. Serotine activity consisted of five detections between 19:34 and 20:57, making infrequent passes. Noctule activity was infrequent with five detections made between 19:35 and 20:22. Lesser horseshoe detections were made at 19:44, 19:54, 20:24 and 20:28. Soprano detections were infrequent, with three detections being made between 19:57 and 20:45. Four calls from myotis species were heard, at 20:01, 20:14, 20:40 and 21:00. Two calls from a long-eared species were heard close together at 20:02 and 20:05, with a third detection also made later in the survey at 20:40.	 A daytime photograph of a two-story stone house. The house has a dark roof with a chimney on the right side. A window is visible on the front elevation. The timestamp in the bottom right corner reads '09/10/2025 18:55:19'.
<i>IR position 3</i>	No emergencies or re-entries seen. Footage confirmed bat activity seen by surveyor, with no additional activity seen.	 A nighttime infrared photograph of the same stone house. The house is illuminated by an infrared light source, making it appear bright against a dark background. The timestamp in the bottom right corner reads '09/10/2025 21:00:09'.

<i>Position 4 Unmanned IR Nightfox Whisker</i>	No emergence or re-entry activity recorded after review.	

Conclusions, Impacts and Recommendations

Survey Results Summary

Roost confirmed – B1 (main house)

Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
1	Common pipistrelle	Day roost	2	Between soffit and wall top on southeast gable end	Impact to roost – Destruction Level of impact – Site
2	Serotine	Day roost	1	Within loft void, accessing through northwest soffit gap	Impact to roost – Modification Level of impact – Local
3	Brown long-eared bat	Occasional day roost	None recorded (droppings confirmed in loft void).	Loft void, access point not recorded.	Impact to roost – Modification Level of impact – Site

Roost confirmed – B2 (garage)

Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
4	Common pipistrelle	Maternity roost	9	Underneath wooden fascia on the northeast elevation.	Impact to roost – Destruction Level of impact – Local

General activity on site

A high level of bat activity was recorded on and adjacent the site. Species included serotine, noctule, common pipistrelle, soprano pipistrelle, long-eared spp, myotis spp, greater horseshoe and lesser horseshoe. The majority of the activity was recorded along the northeast boundary and rear garden, with a level of activity also noticed

	towards the east, along the neighbours gardens. A number of 'heard but not seen' calls were recorded within the south of the site, suggesting commuting/foraging activity behind the surveyor along the southern lane. The artificial light around the site is considered low, creating an optimal area for bat activity. <i>Hibernation suitability</i> The buildings are considered to hold negligible potential for hibernating bats due to the thermal properties of the residential building on site, and the lack of suitable features for hibernation within the garage. The main house is lived in and contains insulating materials, which will likely maintain a consistent heat even throughout the winter hibernating period, and the garage has internal roofing felt that is in good condition. Further hibernation surveys not considered to be required due to low suitability. <i>Additional notes/discussion</i> Brown long-eared bat droppings were recorded within the main loft void. The number of droppings are considered moderate to low and were noted within the accompanying PRA report (Arbtech Consulting, 2025) and confirmed with DNA analysis (Appendix D). No emergences or re-entries were recorded during the surveys, even during the later surveys in September, and the roost is therefore considered to be an occasional day roost. The nine emergences of common pipistrelles on the rear garage have been characterised as a maternity roost. Although fewer bats were recorded emerging in the following second and third surveys, the survey conducted at the beginning of August is considered the most accurate to determine maternity presence. It is documented that pipistrelle spp. maternity roosts begin to disband towards the later stages of the optimal survey season, and therefore this is suggested to be the case during the second and third surveys on the site. The two common
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	pipistrelle emergences from the main house were considered to be a possible satellite roost for the maternity roost, however, they were recorded only after the maternity roost had started to disband and no emergences were recorded when the maternity roost was most active during the first survey. They are therefore characterised as day roosts. A moderate level of greater and lesser horseshoe bat activity was recorded along the northeast boundary of the site. This activity is likely to correspond to Bath and Bradford on Avon Bats SAC which is recorded 880m west of the site (see accompanying PEA report for further details (Arbtech Consulting, 2025)). This has also been discussed further below.																
Impact Assessment	Roost impacts <table><tr><th colspan="2">B1 (main house)</th></tr><tr><th>Roost number</th><th>Impact</th></tr><tr><td>1 (Common pipistrelle day roost)</td><td>The roof and eaves in this location will be replaced. This will result in the loss of this roosting location and any bats present within the soffits could be killed or injured.</td></tr><tr><td>2 (serotine day roost)</td><td>The roof and eaves in this location will be replaced. This will result in the loss of the access point and modification of the roosting location within the loft void. Any bats present could be killed or injured.</td></tr><tr><td>3 (Brown long-eared bat occasional roost)</td><td>The roof within this section will be subject to a reroof. Although the access point has not been identified, the level of impacts to the building will result in this being lost, and the modification of the loft void.</td></tr><tr><th colspan="2">B2 (garage)</th></tr><tr><th>Roost number</th><th>Impact</th></tr><tr><td>4 (Common pipistrelle maternity roost)</td><td>The building will be demolished and therefore the roost will be lost. The demolition works could result in any bats present within the soffits could be killed or injured.</td></tr></table>	B1 (main house)		Roost number	Impact	1 (Common pipistrelle day roost)	The roof and eaves in this location will be replaced. This will result in the loss of this roosting location and any bats present within the soffits could be killed or injured.	2 (serotine day roost)	The roof and eaves in this location will be replaced. This will result in the loss of the access point and modification of the roosting location within the loft void. Any bats present could be killed or injured.	3 (Brown long-eared bat occasional roost)	The roof within this section will be subject to a reroof. Although the access point has not been identified, the level of impacts to the building will result in this being lost, and the modification of the loft void.	B2 (garage)		Roost number	Impact	4 (Common pipistrelle maternity roost)	The building will be demolished and therefore the roost will be lost. The demolition works could result in any bats present within the soffits could be killed or injured.
B1 (main house)																	
Roost number	Impact																
1 (Common pipistrelle day roost)	The roof and eaves in this location will be replaced. This will result in the loss of this roosting location and any bats present within the soffits could be killed or injured.																
2 (serotine day roost)	The roof and eaves in this location will be replaced. This will result in the loss of the access point and modification of the roosting location within the loft void. Any bats present could be killed or injured.																
3 (Brown long-eared bat occasional roost)	The roof within this section will be subject to a reroof. Although the access point has not been identified, the level of impacts to the building will result in this being lost, and the modification of the loft void.																
B2 (garage)																	
Roost number	Impact																
4 (Common pipistrelle maternity roost)	The building will be demolished and therefore the roost will be lost. The demolition works could result in any bats present within the soffits could be killed or injured.																

	<i>Foraging and commuting bats</i> The development will likely involve the inclusion of additional artificial lighting around the site. This could impact on the local bat activity and create habitat fragmentation and reduce resources, if unmitigated. A moderate level of greater and lesser horseshoe bat activity was recorded along the northeast boundary of the site, which is likely to correspond to Bath and Bradford on Avon Bats SAC. It is discussed that due to the localised and low impacts of the proposed plans, there will be limited impact on commuting/foraging bat activity. However, to ensure that any addition of artificial light does not deter bat activity on or adjacent to the site, a lighting mitigation must be adhered to.
<i>Recommendations</i>	<i>Natural England Licencing</i> A European Protected Species Licence (EPSL) from Natural England is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. Additional survey requirements: • If the licence is not obtained by 19th December 2025 a Material Changes Check will be required. • If the licence is not obtained by 1st May 2026 updated dusk surveys will be required. The licence can be applied for once planning permission has been granted (where required), and ideally within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

	<i>The EPSL will include the following measures:</i> • The installation of three bat boxes (one per species) at the site prior to works commencing to form a receptor site for any bats found during the works. These boxes may be installed on buildings or mature trees but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes will be positioned 3-5m above ground level facing in a west or north-westerly direction with a clear flight path to and from the entrance, away from artificial light. Suitable locations are on the retained wall elevations or preferably a mature tree on site. Suitable bat boxes would be the 'Isabella Bat Box' for void dwellers (brown-long eared bat), '2F Schwegler Bat Box (General Purpose)' for crevice dwellers (common pipistrelle) and 'Beaumaris Woodstone Bat Box Maxi' for serotines. • For the main house- To avoid impacting higher numbers of bats, destructive works should be timed to when bats are least likely to be present (October to April) if possible, however the work can be carried out any time of the year, as long as weather conditions are not adverse (no precipitation and temperatures above 8 degrees Celsius for 3 consecutive days). • For the garage- No works to the garage can take place leading up to the summer bat maternity season or throughout the optimal summer period (May-September). • The provision of a toolbox talk to contractors, by the Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. • Immediately prior to the start of work, the ecologist responsible for the licence or their accredited agent will internally inspect the building for any signs of bat presence. They will provide a toolbox talk to all persons working on the site, explaining the legal protections of bats, the licence details, and how to work to cause the least risk of harm to any bats present. The ecologist will then supervise the exterior roof works were deemed necessary, including any removal of roof tiles and lining. If any bats are found these
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	will be moved by gloved hand into the appropriate bat box. If species/numbers of bats not in line with the licence are discovered, work will cease and the Named Ecologist will advise how to proceed. In some cases this may require further surveys and a licence amendment. • Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. • Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of the roost features. • Permanent replacement bat roosts will be required as part of the proposed works. For the common pipistrelle maternity roost, the provisions must be in place before the start of the maternity season (1st May) if works have already commenced on the building, as the bats must always have a suitable roost available to them during the summer. • Within the main house, which is recommended to be reinstated as a bat loft, the internal roofing felt used must include a certificate that proves the roofing membrane has passed a 'snagging propensity test' if you're using a non-bitumen coated roofing membrane. A snagging propensity test checks that the membrane can stand the repeated snagging actions of roosting bats. To pass, a membrane must show no change in the average number of loops per cm² as rotations are increased from 0 to 1000. No certificate will be required for bitumen 1F felt that has a non-woven, short fiber construction. The EPSL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favorable to move bats to the receptor bat box.
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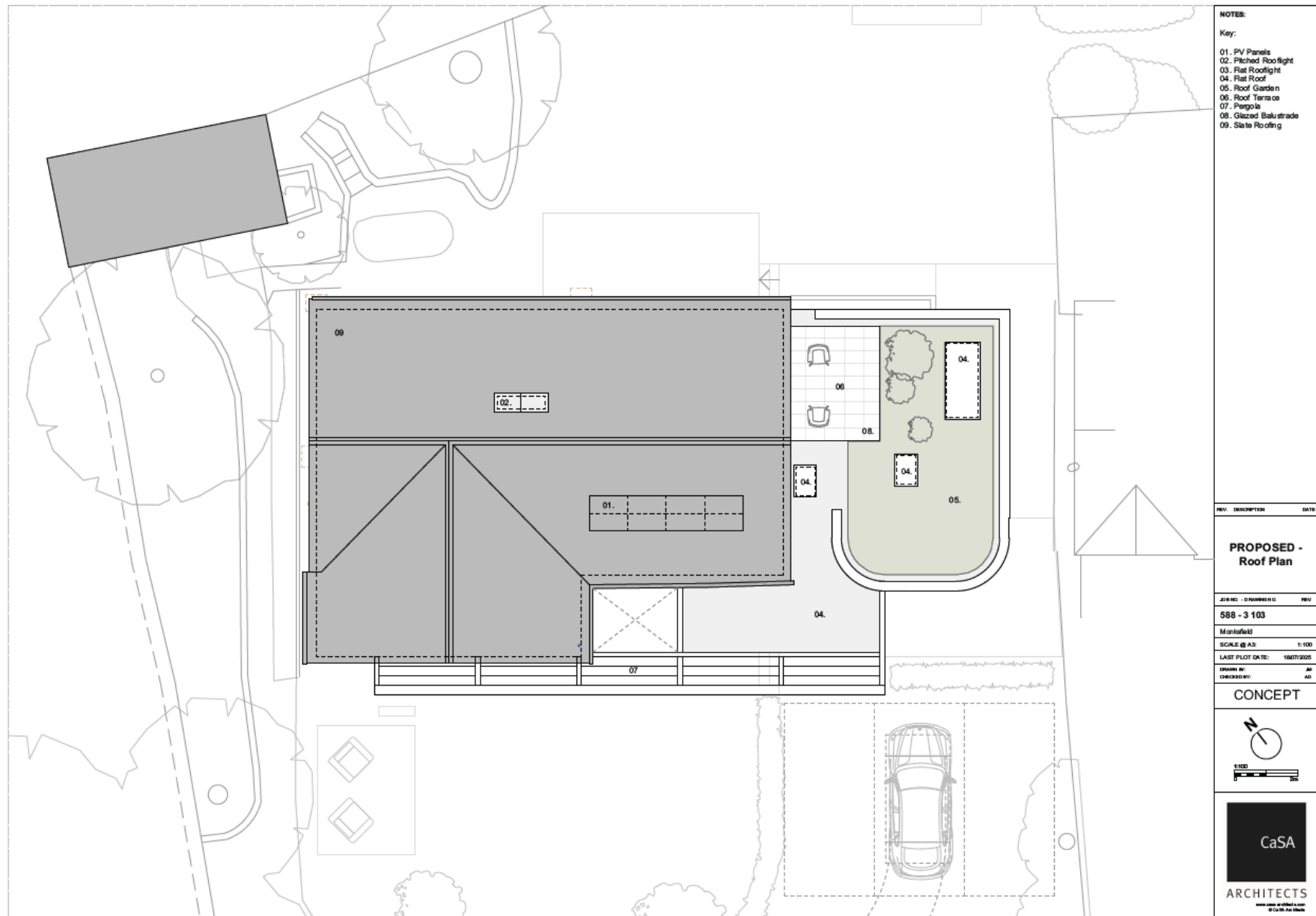
	Due to the presence of a maternity roost on site and 'rarer' serotine species, post development monitoring will be required for roosts of this scale in accordance with the EPSL. <i>Wildlife Sensitive Lighting Strategy</i> To protect potential functionally linked land against the impacts of artificial lighting, a lighting mitigation plan must be followed. Any lighting installed will be minimal and will adhere to the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023). These specifications include (but are not limited to): • External lighting will be positioned to ensure that no light spills onto nearby vegetation, including mature trees. • All lighting fixtures will be free of ultraviolet (UV) components. Metal halide and compact fluorescent lamps will not be utilised. • LED lighting will be exclusively employed, offering sharp cut-off, lower intensity, excellent colour rendering, and dimming capabilities. • A warm white light source with a colour temperature of 2700 Kelvin or lower will be used to minimise the blue light component.
<i>Permanent Roosts/Enhancements</i>	<i>Permanent replacement roost</i> The permanent installation of bat roosting features into proposed roof of the main house will reinstate the brown long-eared bat, serotine and common pipistrelle roosts. This can be achieved by installing bespoke roof tiles that will allow access for bats back into the loft void. The current number will be installed to ensure that there is no net loss in opportunity for bats to access for roost within the loft void and will be detailed within the EPSL.

	The permanent installation of a like for like roost feature within the building structure for the common pipistrelle maternity roost can be created on site, or the addition of maternity bat boxes on site. The features, such as bespoke raised gladding or exposed fascia board, must be installed on a retained wall. Or, the boxes must be mounted on a mature tree allowing for a clear flight path to and from the entrance of the features, away from any unlit by artificial light, and not above any windows. If bat boxes are selected, the boxes must be suitable for maternity crevice dwellers, such as: • 'Improved Roost-Maternity Bat Box' <i>Biodiversity Enhancement</i> One additional bat box or bat feature (any design) will be required to provide an enhancement for the local bat population in accordance with the National Planning Policy Framework (NPPF) and Local Plan. This can be mounted on a mature tree or permanent structure on site.
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Appendix A: BERS plan



Bat Emergence and Re-Entry Survey



Appendix D: DNA analysis results



Results

Sample ID: EG-2683-1

Sample information:

Sample type: Faecal	Species group: Bats
Suspected species: Sero, long-eared	Site Location: BA15
Comments: Monksfield- main house	

Laboratory information:

DNA Extraction Code: EG-2025-2347	Identification method: qPCR
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Analysis Procedure Notes:

Laboratory Comments:

None

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat)	qPCR Ct Value: 24
Species 2: Eptesicus serotinus (Serotine bat)	qPCR Ct Value: 22



Sample ID: EG-2683-2

Sample information:

Sample type: Faecal	Species group: Bats
Suspected species: C pip	Site Location: BA15
Comments: Monksfield- garage external	

Laboratory information:

DNA Extraction Code: EG-2025-2348	Identification method: qPCR
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Analysis Procedure Notes:

Laboratory Comments:

None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat)	qPCR Ct Value: 29
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