



**Melksham Community Hospital
Bat Survey Report
NHS Property Services Ltd.
18 September 2025**



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1 Introduction

1.1 BACKGROUND

- 1.1.1 This report presents the findings of a bat preliminary roost assessment (PRA) and subsequent bat emergence surveys for an area of proposed development at Melksham Community Hospital, Spa Road, Melksham, Wiltshire SN12 7NZ. The site is centred on ordnance survey grid reference ST 90931 63174 and the site location plan is shown in Figure 1. The desk study and survey work were carried out by Davidson-Watts Ecology Ltd on behalf of NHS Property Services Ltd.
- 1.1.2 The site consists of the 'entrance' in the north of the hospital. The habitats are mainly developed land in the form of car parks, roads, pavements, walkways and commercial buildings, as well as four small areas of modified grassland. An aerial view map with associated red line boundary is shown in Figure 2 and an existing site plan is shown in Figure 3.
- 1.1.3 The site sits in an urban landscape of largely built-up habitat with some amenity areas. It is situated in the south of Melksham town with residential housing on the north, east and south. Habitats immediately to the west include amenity grassland and small treelines and hedgerows that are somewhat connected to the wider landscape. Beyond the immediate urban landscape sits a mosaic of arable, pasture and some woodland habitats. The River Avon is located approximately 1.1 kilometres (km) to the northwest of the site and the Kennet and Avon Canal is located approximately 2.1 km south.
- 1.1.4 Two buildings that were located within a previous iteration of the development site boundary were identified as supporting potential bat roost features and requiring further bat surveys to determine use by bats. Building 1 is a single-storey concrete-cast outbuilding with corrugated sheet roofing used for storage. Building 2 is a single-storey brick outbuilding with bitumen sheet roofing that houses utilities. Building 1 is surrounded by a small area of modified grassland, with other developed land beyond that. Building 2 is surrounded by artificial unvegetated, unsealed surface on all aspects apart from in the east where there is other developed land.
- 1.1.5 Since the bat surveys reported herein were undertaken, changes to plans for the development of the site have resulted in Building 1 and Building 2 no longer sitting within the application site boundary. No works are planned to either of the buildings, but additional lighting has been proposed that has potential to affect the suitability of potential roost features on the buildings. As such, the full survey results are presented here for reference alongside the current proposed site plan (Figure 4).

1.2 AIMS AND OBJECTIVES

- 1.2.1 The objectives of this report are:
 - to present baseline survey data on use of the site by bats and assess the value of the site to local bat populations;
 - to identify and describe all potentially significant ecological effects on bats associated with the proposed development;
 - to make further recommendations, where appropriate, to enable the determination of the full ecological value of the buildings on site to bats;
 - to set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects; and
 - to identify, where necessary, appropriate compensation and enhancement measures for bats.

2 Methodology

2.1 DESK STUDY

- 2.1.1 The purpose of the desk study is to review information available in the public domain. The following sources were checked for information relating to bats within a 2 km radius around the site boundary:
- Wiltshire and Swindon Biological Records Centre (SWBRC) (25th July 2025),
 - Aerial mapping (Google Earth Pro), and
 - MAGIC (Multi-Agency Geographical Information for the Countryside)
<http://www.natureonthemap.naturalengland.org.uk>.

2.2 PRELIMINARY ROOST ASSESSMENT

- 2.2.1 A Preliminary Roost Assessment (PRA) of the buildings on site was undertaken which involved a detailed inspection of the exterior and interior of each building to identify features that bats could use for entry/exit and roosting, and to search for evidence of bat presence. The aim of a PRA is to determine the actual or potential presence of bats and the need for further survey and/or mitigation. In many situations it may not be possible to inspect all locations where bats may be present and therefore an absence of bat evidence does not equate to evidence of bat absence (Collins, 2023).

External Building Survey

- 2.2.2 A systematic external search of all buildings situated within the site was undertaken using binoculars, torches, mirrors or endoscopes as necessary to identify potential or actual resting places or bat access points (for example, loose or missing tiles; missing mortar at gable ends; hanging tiles or wooden cladding; raised lead flashing; gaps beneath eaves; broken windows; damaged air vents and recesses in stonework). Characteristic field signs of bat presence, for example live or dead specimens, accumulations of droppings or obvious scratch/wear marks were also identified where possible. It should be noted that sometimes bats leave no visible signs of their presence and external signs can be washed away.

Internal Building Survey

- 2.2.3 A systemic search was undertaken of the interior of buildings within the site boundary to identify potential access points and roosting places, and to locate any evidence of bats.
- 2.2.4 Evidence of bats could include droppings, urine staining, fur-oil staining, feeding remains (for example, large accumulations of moth wings), and individual bats, including audible noise by bats. An endoscope, torch, mirror or close-focussing camera were used when required to enable closer inspection of potentially important features. It should be noted that sometimes bats leave no visible sign of their presence even on the inside of the building, particularly when hidden in cracks, crevices, and voids. All torches were turned off to enable identification of potential roost access points through light spill.
- 2.2.5 Detail of internal structures was noted, such as the presence and location of timber joists and other features supporting roost features, internal dimensions (width, length, height) of voids, the location of internal roosting points/opportunities, and the location of access points. Any vegetation adjacent to the structure that could be used by emerging bats was also noted where present. An assessment of the potential of buildings to support roosts was made in line with the Bat Conservation Trust (BCT) survey guidelines (Collins, 2023) shown in Table 1 below.
- 2.2.6 The PRA was undertaken on 15th July 2025 by Freja McCall-Stevenson MRSB under Natural England Class 2 bat licence number 2023-11746-CL18-BAT.

Table 1 - Criteria for categorising buildings for their potential to support a bat roost.

Suitability	Description of building
None	No habitat features on site likely to be used by any roosting bats at any time of the year. No habitat features likely to be used for commuting or foraging at any time of the year.
Negligible	No obvious habitat features on site likely to be used by roosting bats, however a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. 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 by a larger number of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats). Habitats that could be used by a small number of bats as flight paths but not well connected to the wider landscape, or suitable, isolated habitat.
Moderate	A structure with one or more potential roost features that may be used by bats due to their size, shelter, protection, condition and surrounding habitat. Unlikely to support a roost of high conservation value (roost type only – hibernation or maternity). Continuous habitat connected to the wider landscape e.g. tree lines, linked back gardens, trees, scrub, grassland or water that could be used as flight lines or for foraging.
High	A structure with one or more potential roost features that are suitable for use by a large number of bats on a regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. Continuous high-quality habitat that is well connected to the wider landscape. Site close to and connected to known roosts.
Confirmed	Confirmed bat roost where bats are recorded as present or where evidence of use by bats has been recorded. Where there are multiple roost features present, a building may be confirmed as a confirmed roost, but also still have further suitability.

2.3 DUSK EMERGENCE SURVEYS

2.3.1 According to The Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023), activity surveys for bats are required if:

- there is a known roost or other resting place that will be impacted by a development;
- the preliminary roost assessment has not ruled out the reasonable likelihood of a roost being present (because there are locations with potential for bats to roost undetected in concealed cracks, crevices or voids), but no definitive evidence of the presence of bat roosts has been recorded; and
- a comprehensive inspection survey is not possible because of restricted access, but there are features with a reasonable likelihood of supporting bats.

2.3.2 The guidelines recommend one, two or three dusk emergence surveys be undertaken on all buildings or structures with low, moderate or high suitability for roosting bats, respectively, that will be impacted by the proposed works. Three surveys should be undertaken on known or confirmed bat roosts. All surveys should take place between May and September. For buildings or structures with low suitability, the single survey must be undertaken between May and August, inclusive. For those with moderate suitability, at least one of the surveys should be undertaken between May and August. For potential roost features with high suitability, at least two of the surveys should be

undertaken between May and August. For potential maternity roosts, surveys should be undertaken pre- and post-parturition.

- 2.3.3 The guidelines recommend surveys should be suitably spaced and undertaken by suitably experienced ecologists during the maternity and transitional periods for bats in order to maximise the possibility of detecting maternity and transitional roosts.
- 2.3.4 Surveyors should be equipped with Night Vision Aids (NVA) with infrared lighting (IR) and a professional full spectrum bat detector with inbuilt SD cards, to enable calls to be recorded and analysed post survey. Information should be collected on species, numbers, access points, roosting locations and flight paths. All bat call recordings should be reviewed post-survey by an experienced ecologist using appropriate sound analysis software. All video footage should be reviewed using software which enables full screen, frame by frame playback.
- 2.3.5 Surveys were undertaken at the site on 14th August 2025 and 4th September 2025 by Davidson-Watts Ecology Ltd. All surveys were undertaken by teams of suitably experienced ecologists using a Canon XA-10 IR camera (or equivalent) and Batlogger M full spectrum detector (or equivalent), capable of recording the echolocation calls of bats.
- 2.3.6 Surveys commenced 15 minutes before dusk and finished 90 minutes after local sunset. All surveys were undertaken in appropriate weather conditions, which were recorded. The survey dates were suitable to record any maternity roosts that may be present. Any additional commuting or foraging activity recorded during the protected species surveys was noted to enable a picture of local habitat use by bats to be formulated.

3 Results

3.1 DESK STUDY

- 3.1.1 The records search returned 194 records of bats within 2 km of the site within the last 10 years. 26 of these records related to roost count data. The records related to the following species:

- Barbastelle *Barbastella barbastellus*,
- An unknown bat species *Chiroptera sp.*,
- Serotine *Eptesicus serotinus*,
- An unknown Myotis species *Myotis sp.*,
- Daubenton's bat *Myotis daubentonii*,
- Whiskered bat *Myotis mystacinus*,
- Natterer's bat *Myotis nattereri*,
- Leisler's bat *Nyctalus leisleri*,
- Noctule *Nyctalus noctula*,
- Nathusius's pipistrelle *Pipistrellus nathusii*,
- Common pipistrelle *Pipistrellus pipistrellus*,
- Soprano pipistrelle *Pipistrellus pygmaeus*,
- Brown long-eared bat *Plecotus auritus*,
- Greater horseshoe bat *Rhinolophus ferrumequinum*, and
- Lesser horseshoe bat *Rhinolophus hipposideros*.

- 3.1.2 The closest record related to common pipistrelle 380 m northwest of the site.
- 3.1.3 The record search also returned six roosts of seven different species within 2 km of the site. These related to serotine, Daubenton's bat, whiskered bat, common pipistrelle, soprano pipistrelle, brown long-eared bat, and lesser horseshoe bat.
- 3.1.4 Magic returned three EPS licences for bats within 2 km of the Site within the last 10 years. These related to:
- 2015-14691-EPS-MIT located approximately 500 m southwest of Site, and involved the destruction of a resting place for common pipistrelle brown long-eared *Plecotus auritus* and serotine *Eptesicus serotinus* bats between 2015 and 2025.
 - 2017-31272-EPS-MIT located approximately 1 km southwest of Site, and involved the destruction of a resting place for common pipistrelle and brown long-eared bats between 2017 and 2018.
 - 2015-14789-EPS-MIT located approximately 1.8 km southeast of Site, and involved the destruction of a resting place for common pipistrelle bats between 2015 and 2020.

3.2 PRELIMINARY ROOST ASSESSMENT

Description of Buildings

- 3.2.1 Two buildings that were located within a previous iteration of the development site boundary were identified as having potential for roosting bats. The buildings were subsequently surveyed for bats prior to changes to the application site boundary, which now does not include the buildings. The results of the preliminary bat roost assessment of the buildings are described in Table 2 below. The suitability of each building for bats is depicted in Figure 5. Photographs of the buildings can be found in Appendix A.
- 3.2.2 There was also a derelict building adjacent to the northwest of the site (Appendix A: Plate 7). This building had suitability for roosting bats and nesting birds and would require further survey if the scope of the development changes to impact upon the structure.
- 3.2.3 No trees were present within the site boundary and no trees adjacent to the site boundary had suitability for roosting bats.

Commuting and foraging Habitat

- 3.2.4 There is limited good quality habitat for foraging and commuting bats present within the site boundary. No trees were present within the site boundary, but some small areas of modified grassland and scattered scrub were present.
- 3.2.5 There is foraging and commuting habitat to the west and south of the site that is partially connected to the wider landscape, including a network of grassland and associated hedgerows and treelines, and small broadleaved woodland belts.

Suitability of Buildings for Bats

- 3.2.6 Building 1 has been classified as low suitability for roosting bats. It contains a small number of potential roost sites that could be used by individual bats opportunistically at any time of the year. 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 by a larger number of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).

Table 2: Preliminary bat roost assessment results

Building Number	Building description	External Inspection Results	Internal Inspection Results	Plate no. (Appendix A)
1	Single storey concrete-cast construction storage building with a corrugated metal flat roof and wooden fascia's/barge boards. Wooden-framed window on southern aspect. Metal double doors on northern aspect. Vents on southern aspect. Internally, there is plastic lining on the ceiling with tight-fitting timber battens. Visible fibre-glass insulation in places. Disturbed regularly as it's used as storage for hospital equipment. Externally lit to some extent by security lights and/or light spill from the adjacent car park and buildings.	Potential Roost Features (PRFs) include: Internal access via small vents on southern end. Gaps beneath wooden barge boards on all aspects.	No PRFs present internally.	1-3
2	Single storey electrical building of brick construction and a flat roof of bitumen sheeting. Wooden soffits present on all aspects. Double doors present on the western aspect, wooden-framed window present on the northern aspect and vents present on the eastern aspect with visible wooden board behind blocking internal access. Externally lit to some extent by security lights and/or light spill from the adjacent car park and buildings.	PRFs include: Two small gaps in brickwork from missing mortar approximately 0.3 m from ground on southern aspect. Gaps beneath wooden soffits on northern, southern and eastern aspects.	No internal access.	4-6

- 3.2.7 Building 2 has been classified as a precautionary moderate suitability for roosting bats, as there was no internal access at the time of the survey. It contains several potential roost features that may be used by small numbers of bats due to their size, shelter, protection, or condition. However, building 2 is unlikely to support a roost of high conservation value (hibernation or maternity). It does not contain features that could support classic hibernation of bats. The potential roost features did not provide the humidity or thermal stability required for a classic hibernation roost.
- 3.2.8 None of the buildings support features that are likely to be used as cold refugia by bats for sustained periods during winter months. As such, bats are unlikely to hibernate within the site.

3.3 DUSK EMERGENCE SURVEYS

- 3.3.1 The surveyor locations are provided in Figure 6 and the camera views for each of the locations are provided in Appendix B. The weather conditions for each survey are provided in Table 4.
- 3.3.2 No bats were recorded emerging from any of the buildings during the surveys (Table 3).
- 3.3.3 During both surveys the level of bat activity recorded at each of the survey locations was low. Species recorded on acoustic detectors included common pipistrelle passing near the edge of the site (Table 3).

Table 3 - Bat emergences viewed on infrared video and bat activity recorded on acoustic detectors during dusk emergence surveys. Refer to Figure 6 for surveyor locations. Weather conditions for each survey are provided in Table 4.

Survey location	Date	Surveyor	Emergence (n bats)	Bat activity (n passes)
1	14-Aug-25	Alan Crane	None	<i>Pipistrellus pipistrellus</i> [4]
2	14-Aug-25	James Kerr	None	None
3	14-Aug-25	Simon Parkes	None	None
	04-Sep-25	James Kerr	None	None
4	14-Aug-25	Jon Weaver	None	None
	04-Sep-25	Alan Crane	None	<i>Pipistrellus pipistrellus</i> [3]

Table 4 - Weather conditions during dusk emergence surveys. BF = Beaufort Scale of wind speed.

Date	Sunset	Survey start (sunset -15 mins)	Survey end (sunset +90 mins)
14-Aug-25	20:32	19°C, BF3, 0% cloud cover, dry	18°C, BF1, 0% cloud cover, dry
04-Sep-25	19:47	15°C, BF2, 10% cloud cover, dry	14°C, BF2, 0% cloud cover, dry

3.4 SURVEY CONSTRAINTS

- 3.4.1 Weather conditions were suitable for undertaking the survey work on each occasion.
- 3.4.2 The eastern side of Building 1 at surveyor location 2 was obscured by a dense bamboo stand. However, cameras were located with sufficient coverage of the building to ensure that bats emerging from behind the bamboo would have been seen.

4 Planning Policy and Legislation

4.1 BAT LEGISLATION

- 4.1.1 In England and Wales all bat species, their breeding sites and resting places are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5. This Act has been further amended by the Countryside and Rights of Way Act 2000 (CRoW).
- 4.1.2 All bats are also included under The Conservation of Habitats and Species Regulation 2017, as amended, which defines 'European protected species' (EPS) of animals. These various pieces of legislation almost parallel each other, with a few small differences in wording. The legal significance of these differences had not yet been fully established and so the following account attempts to

combine them to provide a simplified summary of the relevant provisions. Taken together the Act and Regulation make it illegal to:

- intentionally or deliberately kill, injure or capture (or take) a bat;
- deliberately disturb a bat so as to impair their ability to survive, breed or reproduce, rear or nurture their young, to hibernation or migrate or to significantly affect the local distribution or abundance;
- intentionally or recklessly obstruct access to a breeding site or place of shelter; and
- damage or destroy any structure or place which a bat uses for breeding or resting (including accidentally under the Habitat Regulations 1994).

4.1.3 European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats and Species Directive) places a legal requirement on all Member States of the European Union to protect specified habitats and species through their own domestic legislation. In the UK this has been implemented by the Conservation of Habitats and Species Regulations (2017). All species of bats are on Annex IV ('European protected species (EPS) of animal'), which requires that they are given full protection.

4.1.4 In addition, some bat species are listed as species of principal importance under S41 of the Natural Environment and Rural Communities Act 2006 and are therefore a material consideration for planning.

4.2 NATIONAL PLANNING POLICY

4.2.1 The National Planning Policy Framework (NPPF) (12 December 2024) Chapter 15 outlines out how the planning system should contribute to and enhance the natural and local environment by protecting sites of biodiversity value, recognising wide benefits from natural capital, minimising impacts on and providing net gains for biodiversity. If a proposed development would result in significant harm to the natural environment, Site of Special Scientific Interest or irreplaceable habitats which cannot be avoided (through the use of an alternative site with less harmful impacts), mitigated or compensated for (as a last resort) then planning permission should be refused. Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

4.2.2 To minimise impacts on biodiversity and geodiversity, planning policies should identify and map components of the local ecological networks, including the hierarchy of sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat management, enhancement, restoration or creation, promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for (Paragraph 192).

4.2.3 The NPPF retains protection for Local Wildlife Sites which are clearly recognised in the framework as locally designated sites of importance for biodiversity (Paragraph 188). The policy provides the direction for local authorities to identify, map and protect these sites through local plans. The new policy also requires protection of Local Wildlife Sites to recognise the importance and the contribution that they make to wider ecological networks, as stated in the Government's own Natural Environment White Paper.

4.2.4 Planning principles to be applied include planning refusal if significant harm to biodiversity as a result of a development cannot be avoided, development can only take place where there are adverse effects on a Site of Scientific Interest where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific

interest, and any broader impacts on the national network of Sites of Special Scientific Interest, development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and development whose primary objective is to conserve or enhance biodiversity should be supported especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate (Paragraph 193).

- 4.2.5 The Natural Environment and Rural Communities (NERC) Act came into force on 1st Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. Fifty-six habitats of principal importance and 943 species of principal importance are included on the S41 list. These are all the habitats and species in England that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework. Bats are listed as priority species under the NERC Act 2006.
- 4.2.6 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This is referred to as biodiversity net gain in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 4.2.7 Under the statutory framework for biodiversity net gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years.

4.3 LOCAL PLANNING POLICIES

Wiltshire Core Strategy, adopted 2015

- 4.3.1 The Wiltshire Core Strategy details the following within Core Policy 50: Biodiversity and Geodiversity:

Protection

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

Biodiversity Enhancement

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

5 Evaluation

Roosts

- 5.1.1 Buildings 1 and 2 have potential for roosting bats.
- 5.1.2 Building 1 has been classified as low suitability for roosting bats. It contains a small number of potential roost sites that could be used by individual bats opportunistically at any time of the year. 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 by a larger number of bats meaning they are suitable for use by multiple bats due to their size, shelter, protection, condition and surrounding habitat but are unlikely to support a roost of high conservation value, such as a maternity or hibernation roost.
- 5.1.3 Building 2 has been classified as a precautionary moderate suitability for roosting bats, as there was no internal access at the time of the survey. It contains several potential roost features that may be used by small numbers of bats due to their size, shelter, protection, or condition. However, building 2 is unlikely to support a roost of high conservation value (hibernation or maternity).
- 5.1.4 Some features have been identified externally on buildings that are suitable for roosting bats. However, no evidence of use by bats was recorded during inspections.
- 5.1.5 No bats were recorded emerging from either of the buildings during the dusk emergence surveys.
- No trees were present within the site boundary and no trees adjacent to the site boundary had suitability for roosting bats.

Commuting and Foraging Habitat

- 5.1.6 There are habitats such as scrub, ornamental shrubs and grassland within or adjacent to the site that could be used by a small number of bats as flight paths, but they are not well connected to the wider landscape.
- 5.1.7 Habitat has been identified in the form of hedgerows and trees to the west of the site. The hedgerows and trees are partially fragmented but connect to grassland areas to the west of the site and a vegetated drainage ditch and wooded area to the south of the site. This connects with other small pockets of woodland further southwest. The proposed works does not involve the removal of these habitats, although degradation may occur during the construction phase.
- 5.1.8 There are records of bats within 2 km of the site for 13 confirmed species, including Barbastelle, Serotine, Daubenton's bat, Whiskered bat, Natterer's bat, Leisler's bat, Noctule, Nathusius's pipistrelle, Common pipistrelle, Soprano pipistrelle, Brown long-eared bat, Greater horseshoe bat, and Lesser horseshoe bat. There were also six confirmed roosts for seven bat species are also present within 2 km of the site. However, only common pipistrelle was recorded commuting during the emergence surveys.

- 5.1.9 In this case, the importance of the bat species assemblage was assessed to be of less than County importance (7%) as only one common and widespread species of bat was recorded.
- 5.1.10 Bat activity levels were low during emergence surveys. Activity was limited to individual common pipistrelles commuting on the edge of the site near surveyor locations 1 and 4.
- 5.1.11 **Given the above, it is considered unlikely that the proposed development would have any impact on bats or their roosts or be likely to cause an offence in contravention of wildlife legislation relating to bats. As such no further surveys or mitigation for bats is required.**

5.2 FURTHER RECOMMENDATIONS

- 5.2.1 Bats are a highly mobile species and are able to quickly occupy new PRFs not present at the time of the previous surveys, but which may develop over time in trees and/or buildings.
- 5.2.2 It is recommended, therefore, that repeat bat surveys be undertaken if the proposed works do not commence within 18 months of the date of this report.
- 5.2.3 If any bats are found during the proposed works, work should stop immediately, and a suitably experienced ecologist should be consulted to advise on the most appropriate course of action.

6 References

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Figure 1 Site Location Plan



Figure 2 Site Boundary

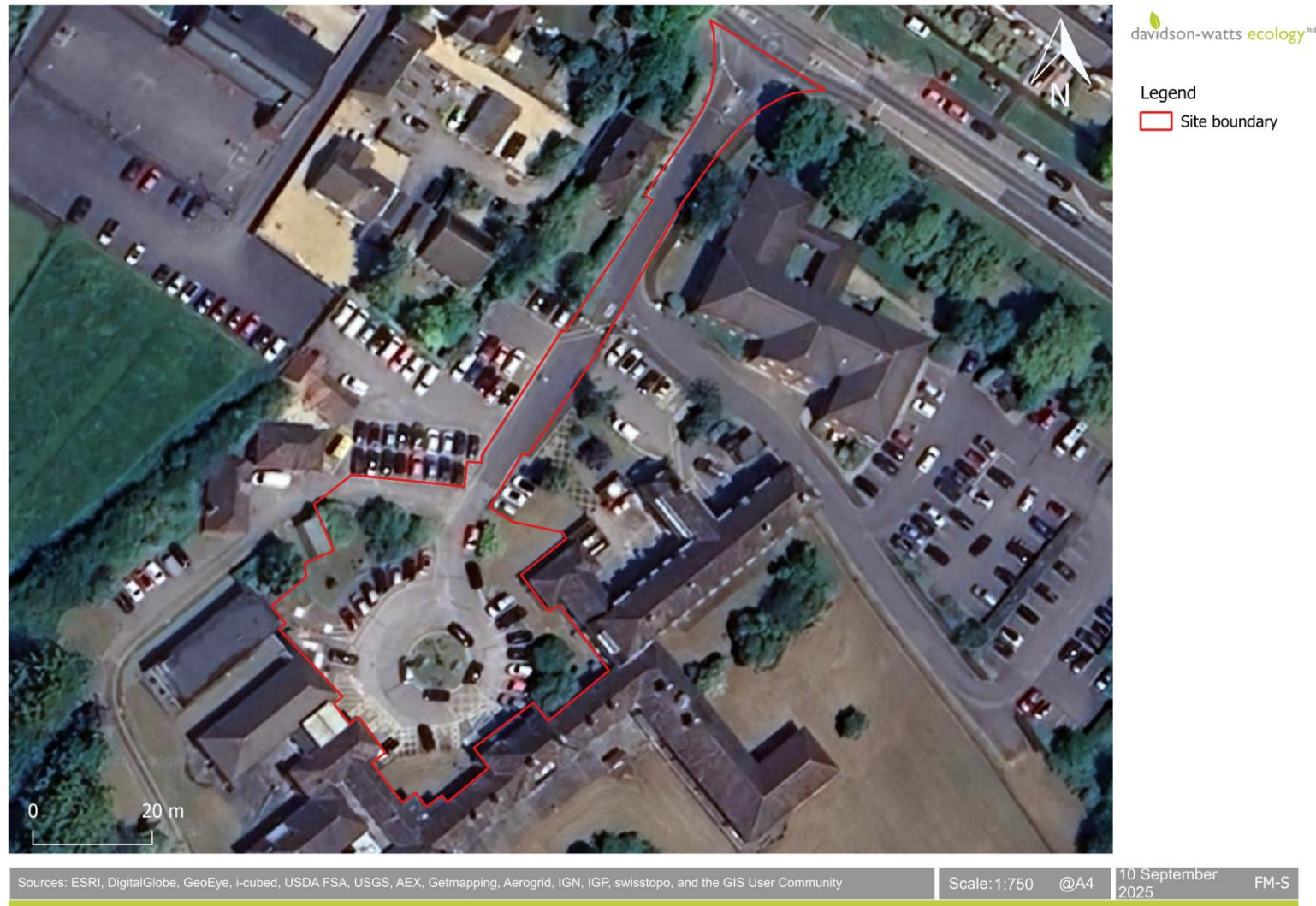


Figure 3 Existing Site Plan



Figure 4 Proposed Site Plan

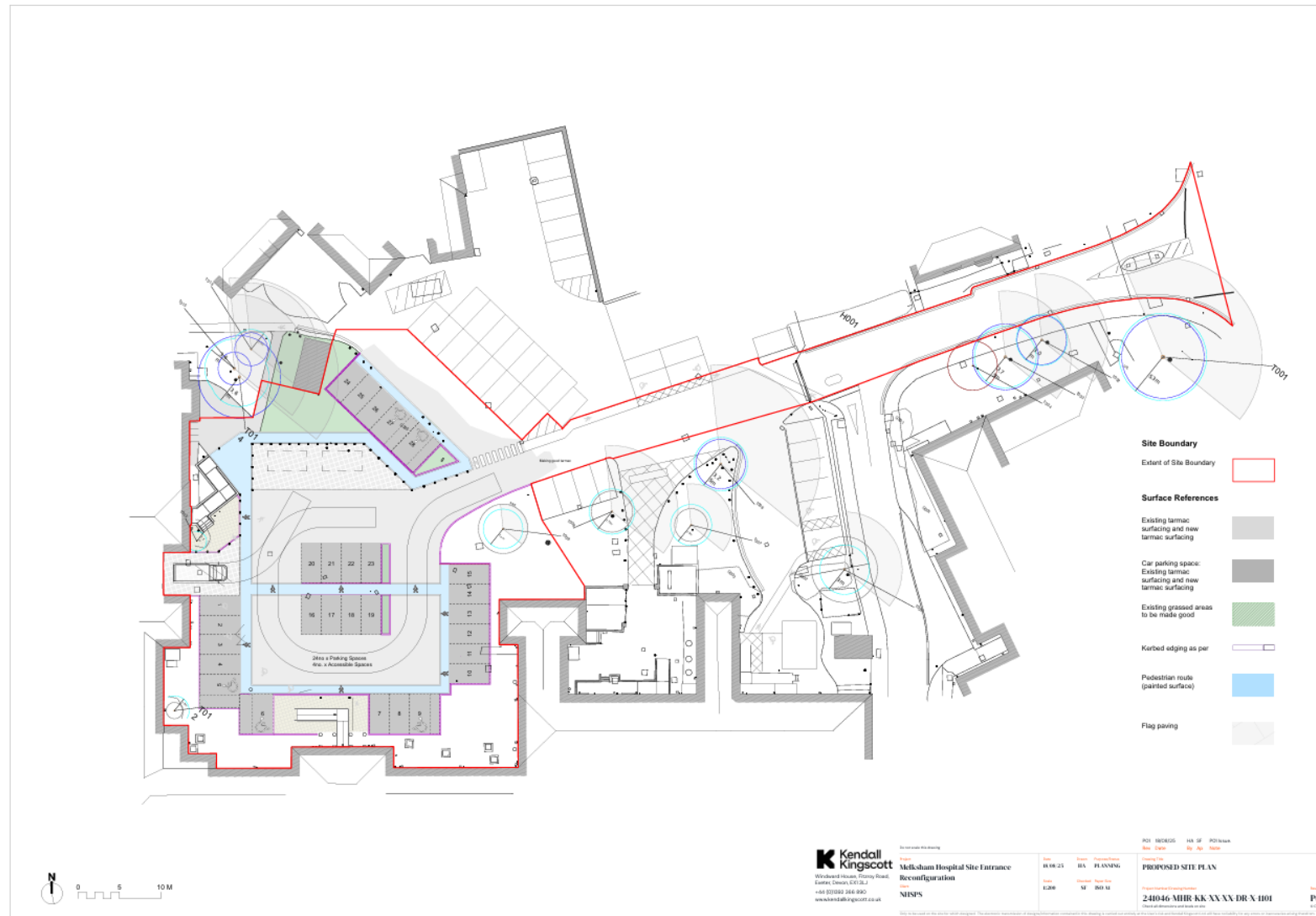


Figure 5 Building Suitability



Figure 6 Dusk Emergence Survey Locations



Appendix A Appendix A Plates

Plate 1: Building 1 exterior



Plate 2: Building 1 interior and vents



Plate 3: Building 1 PRF – gaps under barge boards



Plate 4: Building 2 exterior



Plate 5: Building 2 PRF – gaps under soffits



Plate 6: Building 2 PRF – missing mortar



Plate 7: Derelict building adjacent to the site



Appendix B Emergence survey camera viewpoints

Location 1



Location 2



Location 3



Location 4

