

Elmfield House

Bat Survey Report
Dr Keith Rodgers



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Contents

Executive Summary	4
Executive Summary.....	4
Introduction.....	5
1.1 Introduction	5
1.2 Site Location and Description	5
1.3 Development Proposals.....	6
1.4 Survey Objectives.....	6
1.5 Quality Assurance	6
Methodology	7
2.1 Dusk emergence survey	7
2.2 Limitations	8
Results	9
3.1 Activity Survey	9
Discussion and Requirements	11
4.1 Discussion	11
4.1.1 Bat Activity Survey results	11
4.2 Recommendations	12
References	13
Legislation and Policy.....	14
5.1 Legislation	14
5.1.1 Bats	14
5.1.2 Breeding Birds.....	14

Executive Summary

Executive Summary

- In May 2023, Daniel Ahern Ecology Ltd was commissioned by Elmfield Spinney Development Ltd to undertake an ecological appraisal of a property and its surrounding land on the outskirts of Salisbury City.
- **Building 1- Elmfield House:** 27 bats were recorded emerging across the three surveys in 2023. There was a maximum of nine brown long eared, five soprano pipistrelle, two common pipistrelle, two serotine and a single myotis sp. recorded emerging from across the whole roof. Though primarily the gables (from the apex and beneath the wooden fascia) and from under the lead flashing around chimneys. The locations of emergences can be seen in Figure 4. **The building is confirmed to be a maternity roost for brown long eared bats and a summer day roost for common pipistrelle, Myotis sp., serotine and soprano pipistrelle.**
- **Building 2 – Yew Tree Cottage:** Six bats were recorded emerging across the three surveys in 2023. A maximum of two brown long eared, one common pipistrelle, one serotine and one soprano pipistrelle were recorded emerging. The locations of emergences can be seen in Figure 4. **The building is confirmed to be a summer day roost for brown long eared, common pipistrelle and soprano pipistrelle.**
- **Building 3 – Stable:** No bats were recorded emerging from this building during the two surveys in 2023.
- **Building 4 – Barn:** A single brown long eared bat was recorded entering and re-emerging the barn after a short period during the two surveys in 2023.
- **Two further surveys were then carried out in summer of 2025 to confirm the status of the bat roosts in site.** These surveys took place in August & September 2025.
- **Building 1 – Elmfield House:** a maximum of two brown long eared, one serotine, and six soprano pipistrelle bats were recorded during any one survey. This confirms the building houses summer, day roosts for these three species.
- **Building 4 – barn:** a maximum of four brown long eared and one soprano pipistrelle bats were recorded during any one survey. This confirms the building houses summer, day roosts for these two species.
- No bats were recorded emerging from building 2 – Yew Cottage or building 3 - stables during the two follow up surveys.
- Mitigation and habitat enhancement recommendation are set out in section 4.2.

Introduction

1.1 Introduction

In May 2023 Daniel Ahern Ecology Ltd were commissioned by Dr Keith Rodgers to undertake a Preliminary Roost Assessment (PRA) of Elmfield House, in Salisbury.

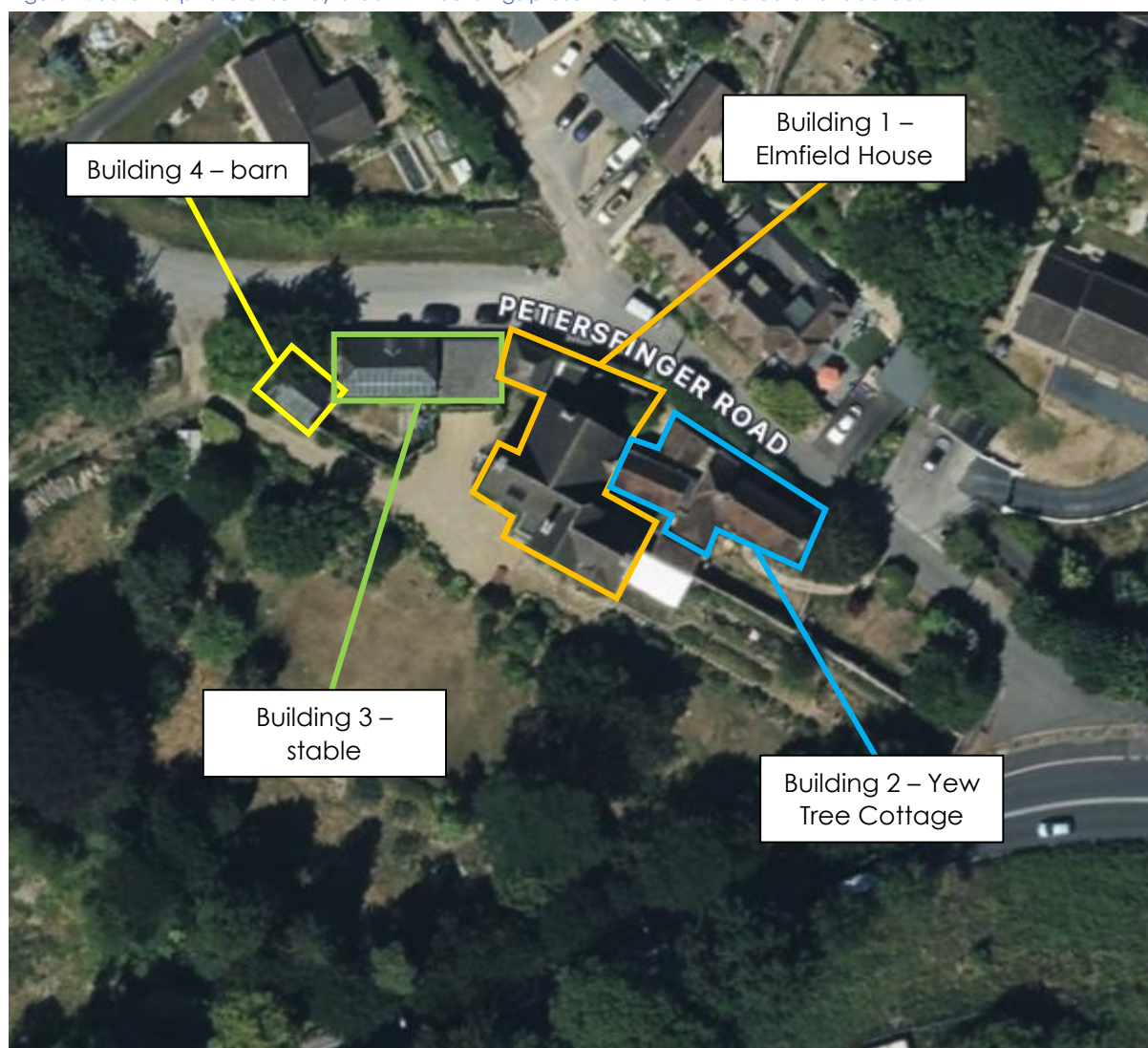
The PRA assessed building 1 – Elmfield House to have HIGH bat roost potential based on the frequency of Potential Roost Features (PRF) recorded. This was subsequently confirmed by three bat activity surveys in May & June 2023, which found that building 1 – Elmfield House and building 2 – Yew Tree Cottage were both inhabited by bats, with building 1 housing a maternity roost for brown long eared bats.

Two further surveys were then carried out in summer of 2025 to confirm the status of the bat roosts on site. These surveys took place in August & September 2025.

1.2 Site Location and Description

Elmfield House, hereafter referred to as 'the Site', is situated in Salisbury (NGR SU 16297 29222). An aerial photo view of the site can be seen in Figure 1 below.

Figure 1. Satellite photo of survey area with buildings present on Site numbered and labelled.



1.3 Development Proposals

The proposals were:

- Modernisation and conversion of Buildings 1, 2, 3 & 4.
- Construction of over 10 new properties on the garden and land to the south.
- Landscaping and associated ground works.

1.4 Survey Objectives

The objectives of the bat inspection survey comprise the following:

- Assess the building within the survey area for the potential for bats to use them to roost.

The objectives of the bat activity survey comprise the following:

- Confirm the presence/absence of bats using the building;
- Confirm which species of bat and in what number are present; &
- Confirm how bats are using the building.

1.5 Quality Assurance

All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

2.1 Dusk emergence survey

Three bat activity surveys were undertaken in summer 2023 with follow up surveys in summer 2025, see Table 1, below, for details.

Table 1. Dusk Emergence Survey Dates.

Survey date	Building surveyed	Number of surveyors	Start time	Finish time	Temperature °
09/05/2023	building 3 – stable building 4 – barn	6	20:10	21:35	13
16/05/2023	building 1 – Elmfield House building 2 – Yew Cottage	7	20:12	21:51	14
07/06/2023	building 1 – Elmfield House building 2 – Yew Cottage building 3 – stable building 4 – barn	13	20:50	22:20	19
22/06/2023	building 1 – Elmfield House building 2 – Yew Cottage	7	20:55	22:30	19
08/08/2025	building 1 – Elmfield House building 2 – Yew Cottage	6	20:09	21:41	18
02/09/2025	building 1 – Elmfield House building 2 – Yew Cottage	5	19:06	20:51	17

The dusk emergence surveys commenced approximately 30 minutes before sunset and continued for 60 minutes after sunset.

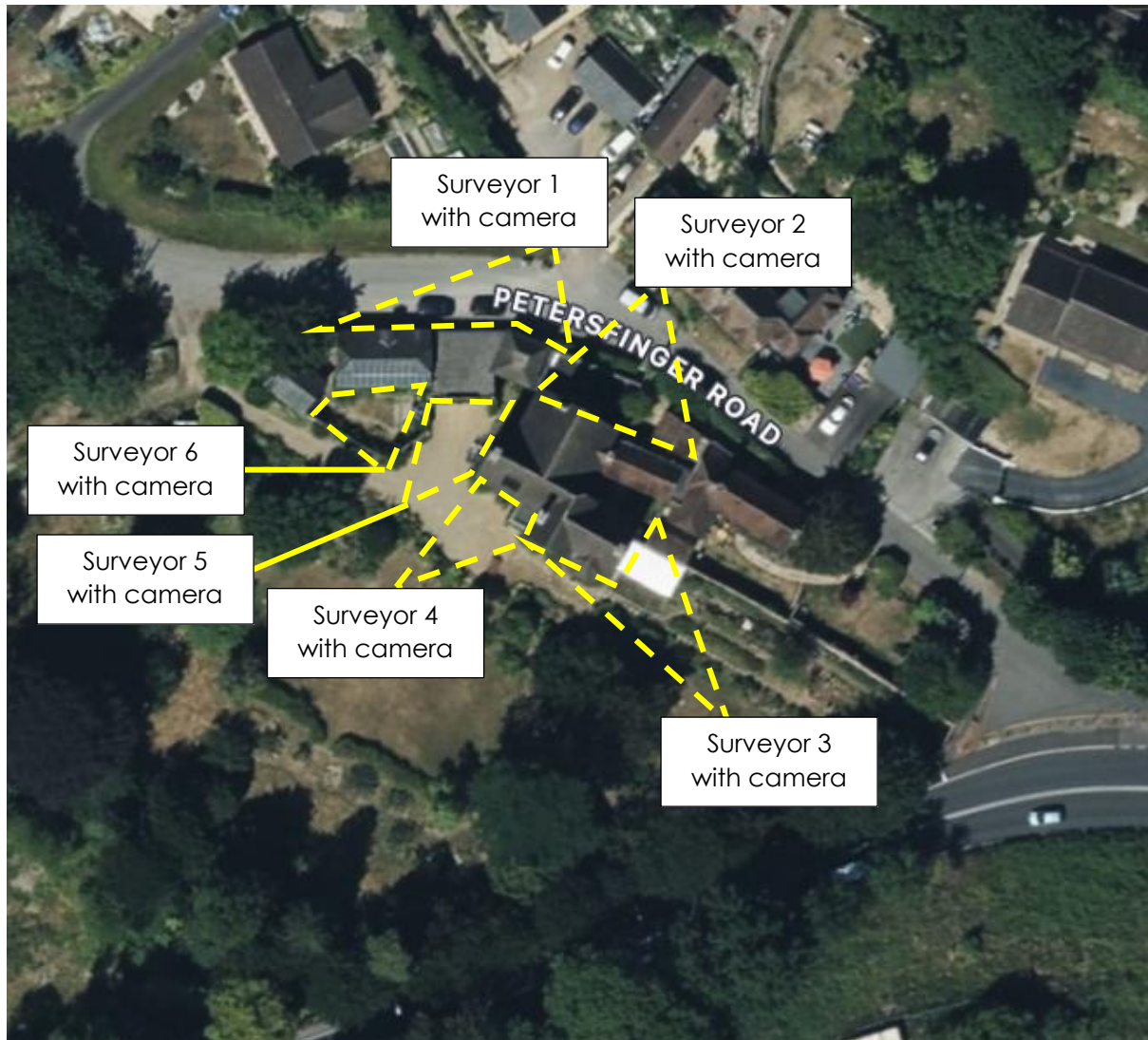
Thirteen surveyors with bat recording equipment and infra-red video cameras were present in order to survey the required angles of the building. The time, location, number and species were recorded for each bat leaving or returning to a roost. Bat passes by foraging or commuting bats encountered during the survey were also recorded using standardised forms. Equipment used:

- Echo Meter Touch 2 ultra-sonic modules connected to a tablet/ipad
- Anabat Scout – Full-spectrum Bat recorder
- Canon XA30 camcorders
- Canon A35 camcorders

Location of the surveyors:

The surveyors were located in such a way as to achieve coverage of the required areas of the buildings during the survey. See Figure 2, below, for the location.

Figure 2. The location and viewing angles of the surveyors.



2.2 Limitations

The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.

The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.

The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

The buildings were heavily obscured by vegetation in some places. Due to the complex layout of the property, it was not possible to see all aspects of the buildings.

Results

3.1 Activity Survey

There was good weather with a light breeze during the 2023 surveys.

The follow up surveys in 2025 had similarly warm dry weather, with minimal cloud cover and a light breeze during the first and moderate cloud cover with cooler temperatures and periods of rain during the second survey, which may have caused lower numbers of bats observed in survey results.

The results of the dusk activity survey are set out in Table 2, below.

Table 2. Bat Activity Survey Results – Bat Emergence

Survey date	Site	Survey type	Bats recorded	Number recorded
09/05/2023	building 3 – stable	dusk emergence	brown long eared*	1
	building 4 - barn		none	n/a
16/05/2023	building 1 – Elmfield House	dusk emergence	soprano pipistrelle	1
	building 2 – Yew Cottage		common pipistrelle soprano pipistrelle	1 1
07/06/2023	building 1 – Elmfield House	dusk emergence	brown long eared common pipistrelle serotine soprano pipistrelle	9 3 2 3
			serotine	1
	building 2 – Yew Cottage		none	n/a
	building 3 – stable building 4 - barn		none	n/a n/a
22/06/2023	building 1 – Elmfield House	dusk emergence	brown long eared Myotis sp. serotine soprano pipistrelle	1 1 2 5
	building 2 – Yew Cottage		brown long eared soprano pipistrelle	2 1
08/08/2025	building 1 – Elmfield House	dusk emergence	brown long eared serotine soprano pipistrelle	2 1 6
	building 2 – Yew Cottage		none	n/a
	building 3 – stable		none	n/a
	building 4 - barn		brown long eared soprano pipistrelle	4 1
02/09/2025	building 1 – Elmfield House	dusk emergence	brown long eared	1
	building 2 – Yew Cottage		none	n/a
	building 3 – stable		none	n/a
	building 4 - barn		none	n/a

* Brown long eared flew in and re-emerged within minutes.

Details of bats recorded across the wider site are set out in Table 3, below.

Table 3. Bat Activity Survey Results – Ambient bat activity

Survey date	Site	Survey type	Bats recorded	Number recorded
09/05/2023	building 3 – stable building 4 - barn	dusk emergence	brown long eared common pipistrelle serotine soprano pipistrelle	3 4 2 6
16/05/2023	building 1 – Elmfield House building 2 – Yew Cottage	dusk emergence	common pipistrelle serotine soprano pipistrelle	5 2 4
07/06/2023	building 1 – Elmfield House building 2 – Yew Cottage building 3 – stable building 4 - barn	dusk emergence	brown long eared common pipistrelle noctule soprano pipistrelle serotine	4 3 2 13 4
22/06/2023	building 1 – Elmfield House building 2 – Yew Cottage	dusk emergence	common pipistrelle noctule serotine soprano pipistrelle	2 2 2 9
08/08/2025	building 1 – Elmfield House building 2 – Yew Cottage building 3 – stable building 4 - barn	dusk emergence	barbastelle Brandt's bat brown long eared common pipistrelle Daubenton's bat grey long eared Leisler's noctule noctule serotine soprano pipistrelle whiskered bat	1 1 11 11 6 2 5 9 10 51 1
02/09/2025	building 1 – Elmfield House building 2 – Yew Cottage building 3 – stable building 4 - barn	dusk emergence	brown long eared serotine	1 3

4.1 Discussion

4.1.1 Bat Activity Survey results

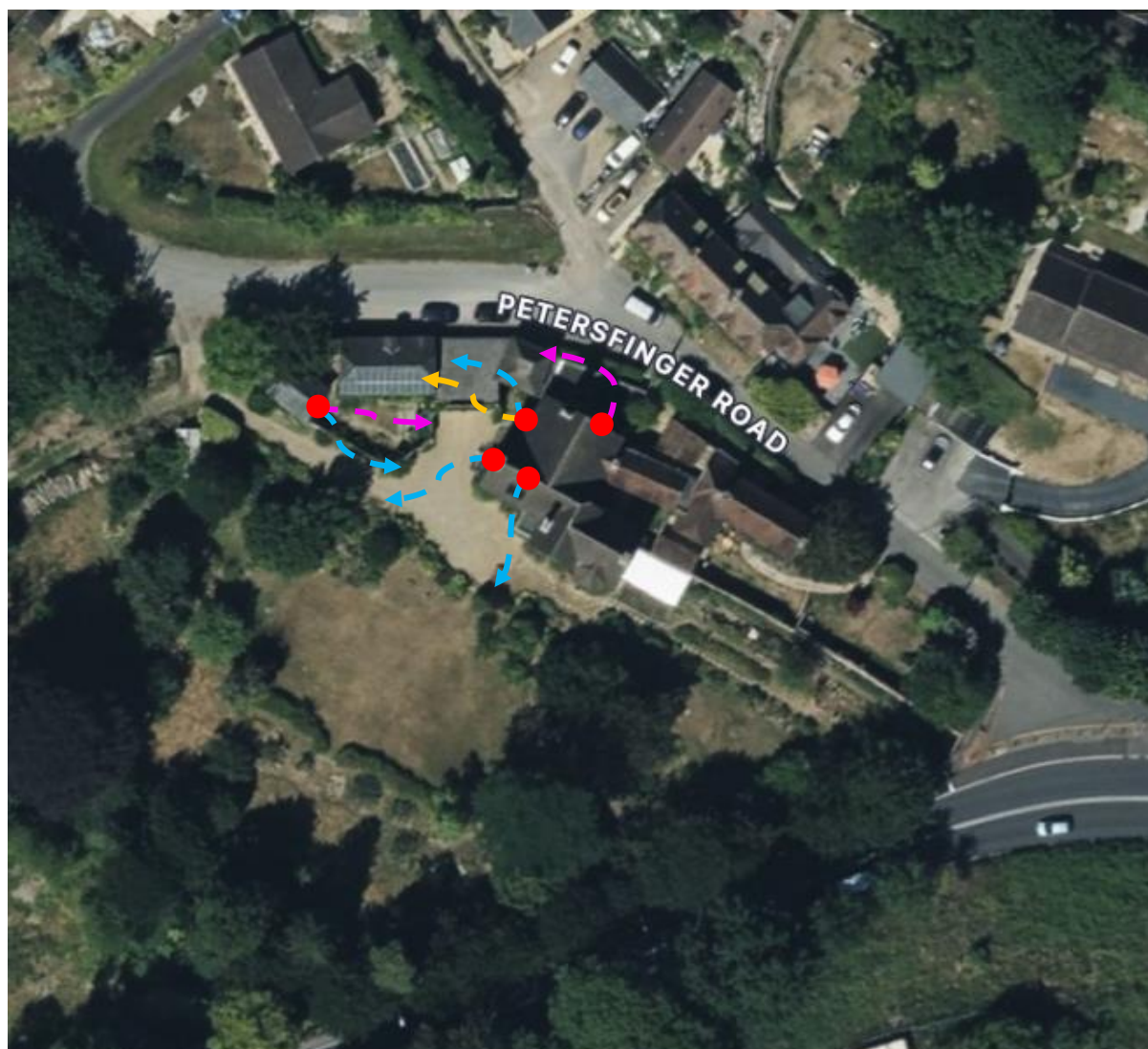
After the two follow-up surveys undertaken in summer 2025, a number of bats were found to remain on the Site following development works.

Building 1 – Elmfield House: a maximum of two brown long eared, one serotine, and six soprano pipistrelle bats were recorded during any one survey. This confirms the building houses summer, day roosts for these three species.

Building 4 – barn: a maximum of four brown long eared and one soprano pipistrelle bats were recorded during any one survey. This confirms the building houses summer, day roosts for these two species.

No bats were recorded emerging from building 2 – Yew Cottage or building 3 - stables during the two follow up surveys.

Figure 4. The location of bat emergence point ● and the indicative flightlines which were taken; serotine →, soprano pipistrelle →, brown long eared →.



The findings of this report are valid for 12 months from the issue.

4.2 Recommendations

Mitigation measures:

- Prior to any works taking place on site four Harlech woodstone bat boxes will be erected on trees adjacent to the site at a height at least 3m above the ground.
- The building on site will be inspected by a Natural England C2 licenced ecologist immediately prior to any demolition/roof strip. The ecologist will use a flexible endoscope to assist with this survey.
- The "demolition" phase of the proposed development will take place between late March and late October.
- Should any bats be encountered during the proposed works all activity should stop immediately and a Natural England C2 licenced ecologist should be contacted for advice on how to proceed.

Habitat enhancement measures:

- Create a bat loft roof void as a bat loft to accommodate the brown long-eared and serotine summer, day roosts. This will be a minimum of W: 3.5m, L: 4m, H: 1.8m. Access should be created via the installation of two bat access tiles. The roof should be clad with Type 1F felt.
- Two Ibstock bat bricks (or similar) - <https://www.ibstock.co.uk/product/ecohabitats/bat-box?page=1> & Installed at a height of at least 3m under the eaves and in direct sunlight.
- One hedgehog house - <https://www.arkwildlife.co.uk/product/dome-hedgehog-house/> will be installed in the garden of the property EITHER under a hedge to the rear of the property OR under a brush pile to the rear of the house.
- One insect block - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&gclid=EAlaIQobChMlZm8-ZqD_glVEmHmCh2g5g_FEAQYAiABEgJu4fD_BwE. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

References

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

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC

5.1 Legislation

5.1.1 Bats

All species of bat found in the UK are listed under Schedule 5 of *The Wildlife and Countryside Act 1981* (as amended 2018) and are afforded protection under Section 9(1), Section 9(4)(b&c) and Section 9(5) of the Act. Under this legislation, a person is guilty of an offence if he intentionally or recklessly:

- Kills or injures any bat;
- Disturbs any bat while it is occupying a structure or place which it uses for shelter or protection; or
- Obstructs access to any structure or place which any bat uses for shelter or protection.

Bats are afforded additional protection through their inclusion on Schedule 2 of *The Conservation of Species and Habitats Regulations 2017* (as amended). Under Part 3 of this legislation, a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat;
- Deliberately disturbs a bat; or
- Damages or destroys a bat breeding site or resting place.

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

5.1.2 Breeding Birds

Wild birds, their nests and eggs, are afforded protection under Section 1(1) of *The Wildlife and Countryside Act 1981* (as amended). Under this legislation, a person is guilty of an offence if he intentionally:

- Kills, injures or takes any wild bird;
- Takes, damages or destroys the nest of a wild bird included in Schedule ZA1;
- Takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- Takes or destroys an egg of any wild bird.