



Bat Emergence Survey Report

The Cabin, Hyde Lane, Downton, Salisbury, Wiltshire SP5 3NE

Document Control

Document:- Bat Emergence Survey Report
Project:- The Cabin, Downton
Client:- Mr. David Dorrington
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It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

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0.0 - Executive Summary

Field View Ecology were commissioned by Mr. David Dorrington to undertake two dusk emergence surveys at The Cabin, Hyde Lane, Downton, Salisbury (central grid reference SU169213) following recommendations from a Preliminary Ecological Appraisal (Origin Arb Ltd, June 2025) which identified two on-site buildings (B1 and B2) as having moderate potential to support roosting bats.

The two dusk emergence surveys were undertaken on 20th May 2025 and 18th June 2025 in suitable weather conditions (temperatures ranging from 14–16°C, dry with light winds and clear skies). No bats were recorded emerging or re-entering either building during either survey. However, foraging and commuting activity by Common Pipistrelle and Soprano Pipistrelle bats was recorded in the wider site area, particularly along the southern and eastern boundaries associated with the hedgerows and treeline.

Based on these findings, the buildings (B1 and B2) are assessed as being negative for roosting bats and do not represent an ecological constraint to the proposed redevelopment. Mitigation and enhancement measures have been recommended in line with current best practice and policy.

1.0 - Introduction

Field View Ecology were instructed by Mr. David Dorrington to undertake bat emergence surveys at The Cabin, Hyde Lane, Downton. The purpose of these surveys was to assess the use of existing buildings for roosting bats and to inform the planning application for the proposed redevelopment of the site.

1.1 Site Description and Development Proposals

The site comprises approximately 0.09 hectares of residential land including three structures (a derelict bungalow – B1, a former garage – B2, and a metal shed – B3). Surrounding habitats include residential gardens, hedgerows, and scattered trees. The proposal involves the demolition of B1–B3 and construction of a replacement dwelling.



(Figure 1. Building locations)

1.3 - Survey Objectives

- To confirm the presence or absence of roosting bats within the identified buildings.
- To identify any bat species present and the nature of their use of the buildings.
- To inform appropriate mitigation and enhancement recommendations in line with legislation.

1.4 - Methodology

Two dusk emergence surveys were conducted in accordance with Bat Conservation Trust (BCT) Guidelines (Collins, 2023). Surveys commenced 15 minutes prior to sunset and continued for up to two hours after. Surveyors were positioned to ensure

Two experienced surveyors equipped with bat recording equipment and infra-red (IR) video cameras were present to monitor bat activity and record emergence and re-entry behaviour at the target building. The surveyors were positioned to cover all potential access points and required observation angles of the structure.

For each bat observation, the time, location, number of individuals, and species (where identifiable) were recorded. Observations included bats emerging from or returning to roosts, as well as foraging and commuting individuals encountered during the survey. All records were noted on standardised bat survey forms in accordance with accepted ecological survey practice and Bat Conservation Trust (BCT) guidelines.

Equipment Used:

- Song Meter Mini Bat 2 Ultrasonic Recorder (Li-ion) – full-spectrum bat recorder for high-quality acoustic data collection
- Song Meter Mini Bat 2 Ultrasonic Recorder (AA) – secondary acoustic recorder, battery-powered for flexible field use
- SiOnyx Aurora Night Vision Camera – premium low-light and IR video recording for roost emergence/re-entry monitoring
- Minolta MN4K30NV IR Night Vision Camcorder – secondary IR video recorder for additional coverage and observation angles

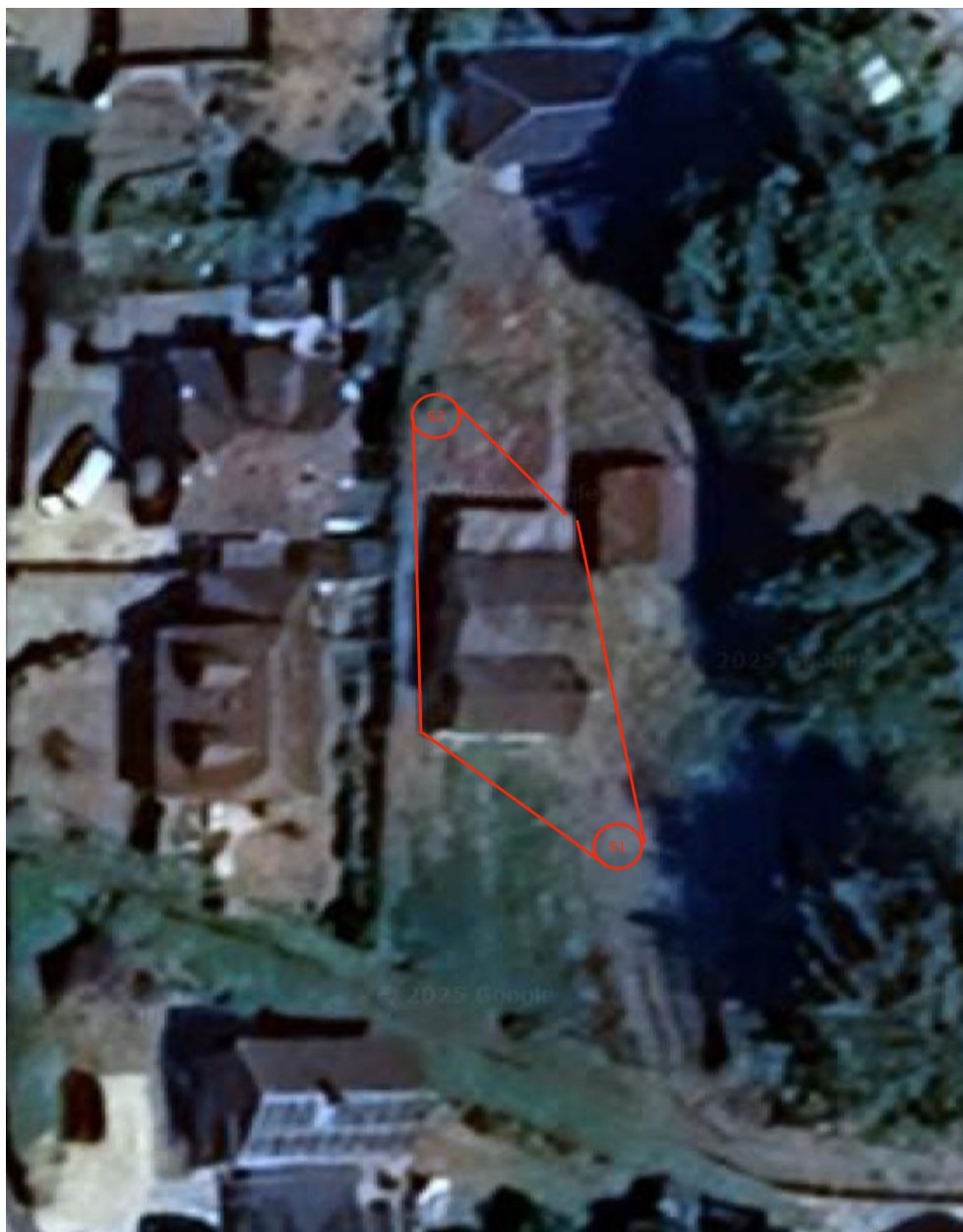
Survey 1	No. Of Surveyors	Suset	Start	End	Temp	Weather
20 th May 2025	2	20:50	20:35	22:50	14°C	Dry, clear sky, light breeze

(Table 1. Dusk Emergence Survey Dates 1)

Survey 2	Number of surveyors	Suset	Start	End	Temp	Weather
18 th June 2025	2	21:25	21:10	23:25	16°C	Still, clear, mild

(Table 2. Dusk Emergence Survey Dates 2)

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. Surveyor locations)

1.5 - Results

No bats were observed emerging from or re-entering the buildings during either survey. Foraging and commuting activity by Common Pipistrelle and Soprano Pipistrelle bats was recorded along boundary vegetation, particularly the southern

hedge and eastern treeline. Bat activity was classed as low to moderate.

Survey 1

Survey Date	Site	Survey Type	Bats Recorded	Numbers
20 th May 2025	B1	Dusk Emergence	None	N/A

(Table 3. Dusk Emergence Survey 1 from B1)

Survey Date	Site	Survey Type	Bats Recorded	Numbers
20 th May 2025	Wider Area	Dusk Emergence	Common pipistrelle, soprano pipistrelle	8,6

(Table 4. Dusk Emergence Survey 1 from wider area)

Survey 2

Survey Date	Site	Survey Type	Bats Recorded	Numbers
18 th June 2025	B1	Dusk Emergence	None	N/A

(Table 5. Dusk Emergence Survey 2 from B1)

Survey Date	Site	Survey Type	Bats Recorded	Numbers
18 th June 2025	Wider Area	Dusk Emergence	Common pipistrelle, soprano pipistrelle	10,6

(Table 6. Dusk Emergence Survey 2 from wider area)

1.6 - Discussion

The absence of emergence observations indicates no active roosts are present within B1 or B2. The presence of commuting and foraging bats confirms that the site contributes to the local bat foraging network but is not critical for roosting. The proposed development is therefore unlikely to have a significant adverse effect on local bat populations.

1.7 - Recommendations

- Works should proceed with awareness of the low likelihood of encountering bats.
- If bats are encountered during works, all activity should cease and a licensed ecologist contacted immediately.
- Install two integrated bat boxes (e.g. Schwegler 2FR or Ibstock bat brick) in the new dwelling at eaves height, on warm, sheltered elevations.
- Maintain dark corridors along southern and eastern site boundaries by limiting external lighting.

- Incorporate native planting to enhance foraging habitat post-development.

1.8 - Legislation

All UK bat species are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. It is an offence to intentionally or recklessly kill, injure, or disturb a bat, or to damage, destroy or obstruct access to a breeding or resting place.

1.9 - References

- Mitchell-Jones, A. J. (2004) Bat Workers' Manual (3rd edn). JNCC.
- Gunnell, K. et al. (2012) Designing for Biodiversity: A Technical Guide for New and Existing Buildings. RIBA.
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.