



8 Cliffe Drive, Limpley Stoke, Wiltshire

Bat Mitigation Plan

January 2026

Introduction

Stark Ecology Ltd has been asked by Rich Tyers Studios Ltd, on behalf of Olly Potts and Etta Bell, to provide a Bat Mitigation Plan to inform an application for a s73 amendment to planning consent PL/2025/06410 to renovate and extend 8 Cliffe Drive, Limpley Stoke. Permission was formerly granted for the demolition and replacement of the property (PL/2024/03212) but the proposals for the site have since changed.

The 2024 planning application was informed by a building inspection survey for evidence of bats which was carried out by First Ecology on 25th November 2022 and identified approximately 50 bat droppings, urine staining and a grease secretion in the northern section of the roof void of the house, immediately adjacent to an opening feature in the brickwork of the northern facing gable end. The report noted anecdotal evidence from the property owner of seeing bats emerge from this feature in previous years.

A sample of the droppings collected from the loft space of the house was sent for DNA analysis to aid species identification and this confirmed that the droppings were from serotine *Eptesicus serotinus* bats.

In order to characterize the roost, three dusk emergence surveys were carried out by Brakes Ecology during the active bat survey season (May-August) in 2023, in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016). No bats were recorded emerging from the property during these surveys.

The results of the surveys carried out in 2022 and 2023 suggests that the house at 8 Cliffe Drive supports an occasionally used serotine day roost. This conclusion is based on the number of droppings found and the results of the emergence surveys.

When consent was granted for the demolition and replacement of the property in January 2025 a bat licence application was submitted to Natural England to allow the demolition of the property and the destruction of the serotine roost it supports. The

licence was granted on 28th February 2025 (2025-70371-EPS-MIT) and the mitigation approved is shown in Figures 1 and 2 below.

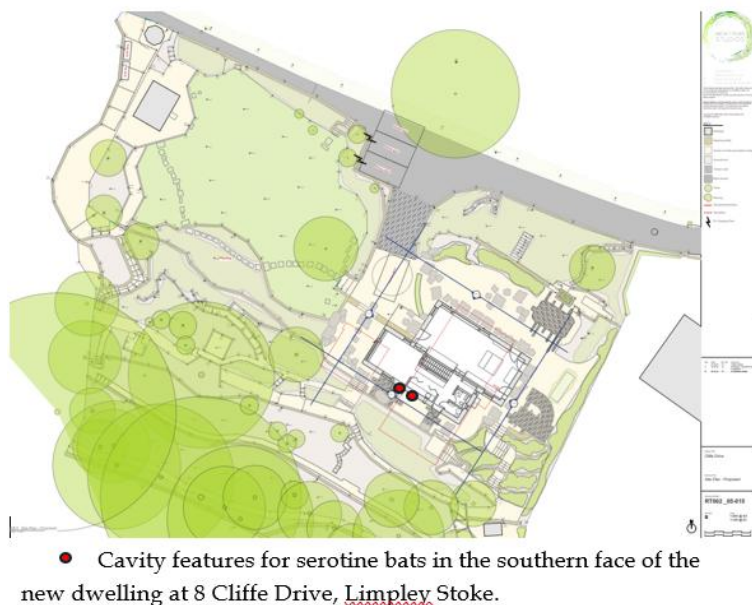


Fig 1: The location of mitigation for serotine bats which was previously approved by Natural England in the new dwelling which was proposed at this site.

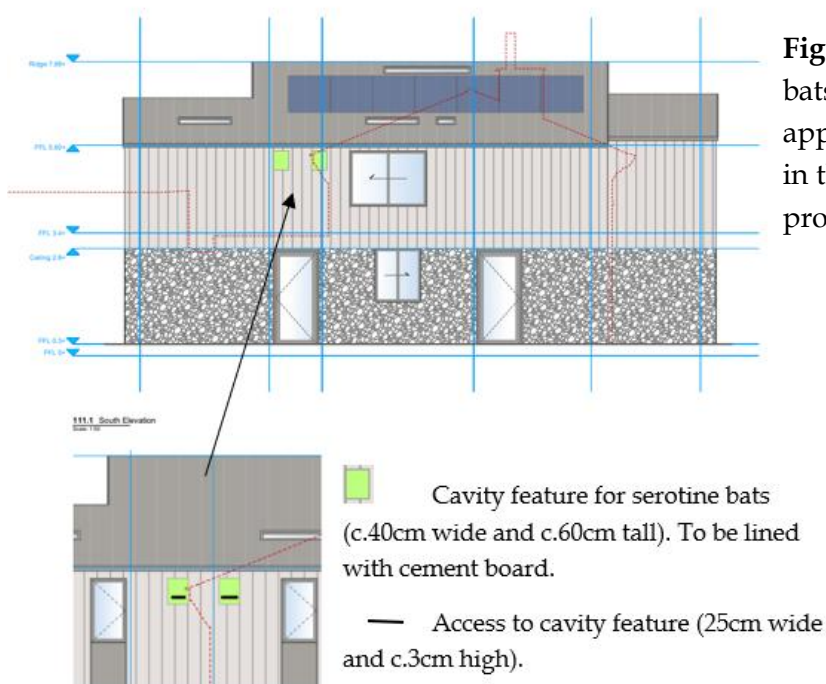


Fig 2: Mitigation for serotine bats which was previously approved by Natural England in the new dwelling which was proposed at this site.

Updated Proposals

In 2025 a new planning consent has been granted (PL/2025/06410) for the renovation and extension of the existing house and this includes the replacement of the roof and the destruction of the serotine roost the property supports.

Working Methods

As the property has been confirmed to support roosting bats, work to remove the roof, roof materials and any work to the top 3m of the northern gable end wall will require a licence from Natural England. An application to Natural England for a licence can be made once full planning permission has been granted and all conditions relating to wildlife have been discharged. Under the terms of the licence, and to maintain the Favourable Conservation Status of bats at the site, works to strip roof materials (tiles, batten, timber, felt, fascia boards and soffit boxes) and the top 3m of the northern gable end wall will be carried out by hand under the supervision of a suitably licensed ecologist. Materials will be carefully removed by hand and will be lifted, not rolled, to prevent crushing any bats which may be present beneath. All materials will then be checked on all surfaces for bats before stacking or throwing.

Any bats that are found will be caught by the supervising ecologist and placed in a Beaumaris bat box (or equivalent) which will be installed on a tree in a quiet area of the site, away from disturbance by construction works. This bat box will be retained in perpetuity to provide enhancement for bats at this site.

The bat roosts in the roof space of 8 Cliffe Drive are considered to be of Moderate conservation significance (Figure 4, Bat Mitigation Guidelines). Works which have the potential to disturb bats or their roosts will need to be timed to avoid the summer maternity period (May to mid-September, inclusive) and the winter hibernation period (December – March, inclusive) and cannot be carried out when daytime temperatures are below 8°C, in heavy rain or strong winds.

Mitigation

The bat roost in the roof and roof space of 8 Cliffe Drive will be lost when the roof materials are removed and work is carried out to the northern gable end wall. Mitigation for this loss will require the provision of crevice features which will create suitable shelter for serotine bats in the renovated property.

An integrated crevice feature will be built into the south elevation of the renovated property with an access which will be c.25cm wide and c.3cm high and that will lead into a sheltered cavity in the wall of the new building, as shown in Figure 3 below.

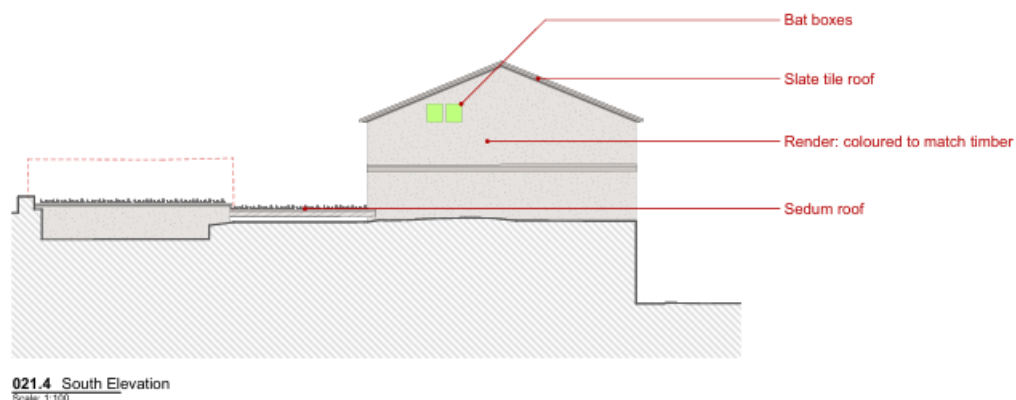


Fig 3: Roost features for serotine bats will be provided in the southern aspect of the renovated property to the same specification approved under the previous consents for this site (PL/2024/03212 and PL/2025/06410) and bat licence reference 2025-70371-EPS-MIT granted by Natural England in February 2025.

Lighting

The design of the renovated property includes large areas of glazing on the north face of the property and so integrated roost features for serotine bats will be provided on the south face of the property, as approved by consent references PL/2024/03212 and PL/2025/06410 and by Natural England (licence reference 2025-70371-EPS-MIT). There will be no glazing on the southern face of the property and so these roost features will not be disturbed by light spill or human activity.

Where external lighting will be installed this will comply with ILP Guidance Note 08/23 and will not be allowed to shine onto entrances to bat roosts or onto their flightlines and nearby vegetation.

Monitoring

Under the terms of a licence granted by Natural England, monitoring of the new integrated roost features will be carried out in June or July of the year following completion of construction.

References

8 Cliffe Drive, Limpley Stoke, Wiltshire. Preliminary Ecological Appraisal. December 2022. First Ecology Ltd.

Collins, J. (ed.). (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition.). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

8 Cliffe Drive, Limpley Stoke, Wiltshire. Bat Emergence Survey Report. July 2023. Brakes Ecology.

Mitchell-Jones, A.J. 2004. Bat Mitigation Guidelines. English Nature.

Bats and Artificial Lighting in the UK. Guidance Note 08/23. 2023. Institution of Lighting Professionals.