

PRA, NESTING BIRDS AND BAT ACTIVITY SURVEY REPORT

12th August 2025

Astra Cottage, Oare, Wiltshire, SN8 4JA

Applicant: Mr and Mrs Gore

Agent/planner: NZ Architects

REPORT ISSUE SHEET:

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Applicant:	Mr and Mrs Gore
Agent/planner:	NZ Architects
Author(s):	Keeley Lanigan MSc
Report approved for issue by:	Russell Hoyle ACIEEM
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This report has been prepared to identify the presence of bats and nesting birds within the site, where this falls within the scope of the agreed works.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been undertaken prior to issue of this report. If the reader identifies any inaccuracies or discrepancies, this should be brought to the attention of ABR Ecology immediately.

It is at the discretion of the Local Planning Authority (LPA) to determine whether the information and data on protected species contained within this report is made publicly available.

SURVEY DATA LIFESPAN AND VALIDITY:

Survey data is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 12-18 month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.

Update survey data will likely be required to inform a bat European Protected Species (EPS) licence application. The building inspection (PRA) is considered valid for 3 months and activity data from the then current survey season (May – August/September) to inform a bat licence application.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing 2nd ed (CIEEM, 2017a) and the Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023).

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

	ABR Ecology Ltd		
	Suite 7, The Old Pottery, Manor Way, Verwood, Dorset BH31 6HF		
	Tel:	01202 821325	Web: www.abrecology.com
	Lead ecologist email:	abrecology@gmail.com	
	Registered Limited company in England and Wales no:		11266688

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Non-technical summary

- ◆ ABR Ecology Ltd were commissioned by Mr and Mrs Gore to undertake a Preliminary Roost Assessment (PRA), nesting birds survey and three bat activity (dusk) surveys at Astra Cottage, Oare, Marlborough, Wiltshire, SN8 4JA to advise on the presence/absence of bats and nesting birds at the property.
- ◆ This report was requested to support a planning application to demolish the house and detached garage and replace them with a new house.
- ◆ The PRA and nesting birds survey was undertaken on the 28th April 2025 by Pro Vision. The bat activity (dusk) surveys were conducted by ABR Ecology Ltd on 19th May 2025, 11th June 2025 and 3rd July 2025.
- ◆ Pro vision found droppings in the bungalow and the garage. The droppings in the bungalow are confirmed to belong to brown long-eared bats by DNA analysis, but the species for the droppings in the garage couldn't be determined by DNA analysis. However, due to proximity the garage has to the brown long-eared bat roost in the bungalow, ABR Ecology is working with the assumption that both the bungalow and garage are confirmed roosts for brown long-eared bats.
- ◆ The activity surveys identified no bats emerging from the buildings during any one survey. The buildings have been assessed to support assumed day roosts for a low number of brown long-eared bats based on the low number of droppings and lack of any bats emerging during the activity surveys.
- ◆ **The works will result in the loss of the identified roosts; a bat European Protected Species (EPS) licence from Natural England is required following planning approval and prior to any works commencing to ensure works are lawful.** It is the responsibility of the applicant to arrange for application of the EPS licence.
- ◆ The general site also supports commuting and foraging bats, and there is potential for artificial lighting to impede bats using the general property.
- ◆ A bat mitigation plan is provided in Section 4. This plan involves a works method statement including supervision by a class 2 licensed bat ecologist, lighting control measures, and temporary and permanent replacement bat roosts.
- ◆ The applicant must note that the survey data has a limited lifespan and the EPS licence must be informed by up-to-date surveys. Therefore, update survey(s) will likely be required following planning to inform the EPS licence. A PRA must be conducted within 3 months of the licence application and activity survey data must be obtained from the then 'current' bat survey season (May – August).
- ◆ One 'Segovia Build-in Woodstone Bat Box' will be provided as an enhancement to ensure the application is compliant with planning policy. This is detailed in Section 4.

1. Introduction

- 1.1 ABR Ecology Ltd were commissioned by Mr and Mrs Gore to undertake a Preliminary Roost Assessment (PRA), nesting birds survey and three bat activity (dusk) surveys at Astra Cottage, Oare, Wiltshire, SN8 4JA (central grid reference: SU 15773 62904) to advise on the presence/absence of bats and nesting birds at the property. This report was requested to support a planning application to demolish the house and detached garage and replace them with a new house.
- 1.2 The PRA and nesting birds survey was undertaken on the 28th April 2025 by Pro Vision. The bat activity (dusk) surveys were conducted on 19th May 2025, 11th June 2025 and 3rd July 2025.
- 1.3 Existing elevations are provided in Appendix A and proposed elevations are provided in Appendix B.

Site context

- 1.4 The application site comprises a residential property consisting of a detached bungalow and garage in Oare, Wiltshire within a rural area. The immediate surrounding landscape comprises residential housing and gardens, with treeline corridors in all directions. The wider surrounding landscape comprises arable land and pasture, hedgerows and pockets of woodland, with larger pockets of woodland to the southwest. The surrounding areas are considered to provide excellent foraging opportunities and commuting corridors for bats.

Aims and scope of the PRA and report

- 1.5 The principal aim of a PRA survey is to determine the actual and potential presence of bats within the building(s)/structure(s). Bat activity (dusk) surveys were conducted to supplement the PRA survey and to determine the presence/likely absence of bats within the buildings. This report is based on the results of the PRA and activity (dusk) surveys.
- 1.6 The results of the PRA, activity (dusk) surveys and the data search were principally aimed at determining if a bat roost is present within the property and/or whether the building(s)/structure(s) hold the 'potential' to support roosting bats in line with The BCT Good Practice Guidelines 4th ed (Collins, 2023). The results of the data search were also used to determine the Zone of Influence (Zoi) for bats associated with the project.
- 1.7 This report aims to establish whether the proposed works will likely impact roosting bats; the report also aims to identify if there is a requirement for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) from Natural England to allow the works to proceed lawfully following planning approval.
- 1.8 The aim of the nesting birds survey was to determine if there is any recent or historical evidence of nesting birds within the building(s) onsite.

Relevant planning policy and legislation

1.9 Full details of relevant planning policy and legislation are provided in Appendix C of this report; the following policy and legislation in respect of bats and nesting birds is applicable to this application:

- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedule 1 (birds) and 5 (bats)
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ The Environment Act 2021
- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ National Planning Practice Guidance Natural Environment (para 10-35)
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Wiltshire Core Strategy: Core Policy 50 - adopted 2015

1.10 **It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site for roosting bats and nesting birds where the scale/nature of the proposed plans subsequently change.**

2. Methodology

Zone of Influence (Zol) for bats

- 2.1 The results of the desktop data search and the proposed plans were used to determine a Zone of Influence (Zol) for bats; the Zol is defined by CIEEM (2017b) as *‘the areas/resources that may be affected by the biophysical changes caused by activities associated with a project’*.
- 2.2 Due to the localised and small-scale nature of the proposals (as shown in Appendix B), the Zol for roosting bats is confined to the site boundary. The Zol for foraging bats may extend just beyond the site boundary where artificial lighting is concerned, however, this is considered to be minimal if lighting mitigation is implemented, and therefore the survey area was confined to the buildings only.

Preliminary Roost Assessment (PRA)

- 2.3 Pro Vision (2025) undertook the initial PRA of the buildings onsite. The PRA was conducted on 28th April 2025 and full details of the survey can be found in their report (Astra Cottage PRA, dated 30th May 2025).

Bat activity (dusk) surveys

- 2.4 Natural England class 1 licensed bat ecologists Sophie Morris and James Gooding, assistant ecologists Zoe Barrett and Ben Coward, and graduate ecologists Jonny Cornish and Keeley Lanigan Emily undertook the bat activity (dusk) surveys of the buildings onsite. Conditions for the dusk surveys are provided in the full results in Appendix E of this report.
- 2.5 The dusk surveys were conducted in accordance with the BCT Good Practice Guidelines (4th Ed) (Collins, 2023) and the Interim Guidance Note: Use of Night Vision Aids for bat emergence surveys and further comment on dawn surveys (BCT, 2022).
- 2.6 The surveys involved a direct observation of the external building to identify any bats emerging from their roosts. The ecologists used automated bat detectors and a Night Vision Aid (NVA) (three Nightfox Whiskers and three 20watt IR lamps) to identify any later emerging species and to identify bats where vision was limited (for example, roofs under the cover of tree canopies). A screenshot of the ‘darkest point’ of the surveys captured using the NVA is provided in Appendix E.
- 2.7 Where present, information was compiled on the species, numbers, access points, roosting locations and flight paths. Information was also obtained on general activity on site such as foraging and commuting bats crossing the property.
- 2.8 The dusk surveys commenced 15 minutes before sunset and finished between 1.5-2hrs after sunset. The survey was conducted when the temperature was 10°C with no strong winds or precipitation.
- 2.9 Following the dusk surveys, the footage from the NVAs was reviewed by an analyst using a motion detection software. Bat calls were analysed using Kaleidoscope Pro Analysis Software.

Bat impact assessment

- 2.10 Following the CIEEM Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), the roost(s) onsite were classified in accordance with the following roost types:
- Day roost
 - Night roost
 - Maternity roost
 - Satellite roost
 - Hibernation roost
 - Feeding perch and
 - Transitional roost
- 2.11 Information on the roost type(s) and rarity of the bat species within a geographical context was used to assess the importance of the roost(s). Maternity and hibernation roosts are of higher importance than day/night or transitional roosts, which are lower in conservation value due to supporting low numbers of bats; maternity roosts support high numbers of bats and contribute more significantly to the population of the species and are therefore of higher importance.
- 2.12 Roosts are assigned a value based upon 'Guidelines for Ecological Impact Assessment (EclA)' (CIEEM, 2018), this ranges from 'site' importance (day roosts of common species) to 'national' importance (hibernation roosts of Annex II species).
- 2.13 Once the roost(s) on site were identified and classified, the 'Minimum Expectations for Bat Mitigation Compensation, Monitoring and Management' (Natural England, 2023) document was used to design an appropriate bat mitigation, compensation and enhancement plan.

Nesting birds

- 2.14 A search was conducted for evidence of barn owl (*Tyto alba*) and other nesting birds within and around the building(s) during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Survey limitations

PRA and nesting bird surveys

- 2.15 Bats and nesting birds are highly mobile species and it is therefore possible for bats and nesting birds to occupy the property at any time in the future, particularly if any alterations/changes occur to the property. The PRA only provides a 'snapshot' in time and does not account for seasonal variation; bats and nesting birds may have been overlooked due to seasonal constraints. As such, it is not possible to have complete certainty that bats and nesting birds are not present, rather, there was no indication of bat/nesting bird presence at the time of survey.
- 2.16 Potential evidence of bats, in particular crevice-dwelling species, may have been overlooked due to access restrictions to remote areas of the building(s). Binoculars

were used to help identify any potential bat droppings on the exterior features of the building(s).

- 2.17 Often bats leave no visible sign of their presence on the outside of a building, and even when they do, wet weather can wash evidence away.

Bat activity (dusk) surveys

- 2.18 Some bat species, particularly long-eared (*Plecotus sp.*) and myotis (*Myotis sp.*) bats, emerge later in the evening when light levels are low, making it difficult to identify bats which have emerged from the building. To overcome this constraint, the survey was supplemented by Night Vision Aids (NVAs) which can identify bats emerging from their roost during darkness.
- 2.19 Environmental conditions can affect bat activity, including temperature, humidity, wind speed and precipitation. The effect of weather conditions on active bats is likely to be different for different species in different situations (e.g. open versus sheltered habitats), for example, pipistrelle (*Pipistrellus sp.*) bats are more resilient to changes in ambient temperature.
- 2.20 In the event that bats are not recorded entering/exiting the building(s), professional judgement was used to determine the roost type(s) through ruling out other types of roosts not present based on other survey evidence. For example, ruling out feeding roosts may be ruled out due to the lack of feeding evidence, a maternity roost may be ruled out due to a lack of dropping evidence or ruling out the presence of hibernation roosts based upon the internal temperature/humidity.
- 2.21 Bats of the myotis genus possess very similar calls, and it can be difficult to distinguish different species. The identification of myotis bats relies on the analyst's interpretation.

Reporting and survey data lifespan

- 2.22 This report is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019) for planning purposes only; and is only intended for the proposed plans outlined within this report. If any material changes to the building(s)/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the building(s) will be required, as any conclusions provided herein may not be valid.
- 2.23 The applicant must note that the survey data has a limited lifespan for the EPS licence application. The EPS licence application must be informed by a PRA within 3 months of the licence application date, and activity survey data must be obtained from the then 'current' bat survey season (May to August) in which the licence is applied for. For example, activity surveys are conducted, and planning is approved in August and the EPS licence is applied for in July the following year, a minimum of one update dusk survey would be required in the months of May-June in the same year prior to the EPS licence application in July.**

3. Results

Desktop data search – bat records

- 3.1 Data records for the local area can be found in the accompanying report completed by Pro Vision.

Bat survey results

Preliminary Roost Assessment (PRA)

- 3.2 Pro Vision (2025) undertook a PRA of the property and droppings ‘confirmed’ to belong brown long-eared bats have been found in the bungalow and garage.

Bat activity (dusk) surveys

- 3.3 The dusk surveys were undertaken upon the buildings, and a summary of the survey results are provided in Table 5 below (full results are provided in Appendix E and a map showing the locations of bat roosts / bat exit/entry points with surveyor locations is provided in Appendix F of this report):

Table 5: Summary of results from the dusk surveys

Date of survey	Bats recorded emerging from/re-entering the building	General bat activity recorded on site
19/05/2025	No bats were recorded emerging from or re-entering the building during the survey.	- The following species were recorded generally commuting and foraging across the site during the survey: - Soprano pipistrelle (<i>pipistrellus pygmaeus</i>) - Common pipistrelle (<i>pipistrellus pipistrellus</i>) - Noctule (<i>Nyctalus noctule</i>) - Serotine (<i>Eptesicus serotinus</i>)
11/06/2025	No bats were recorded emerging from or re-entering the building during the survey.	- The following species were recorded generally commuting and foraging across the site during the survey: - Common pipistrelle - Long-eared species (<i>Plecotus sp.</i>) - Serotine
03/07/2025	No bats were recorded emerging from or re-entering the building during the survey.	- The following species were recorded generally commuting and foraging across the site during the survey: - Soprano pipistrelle - Long-eared species - Common pipistrelle - Noctule

Discussion and bat impact assessment

- 3.4 Bat roosts were identified within the property, the roosts have been classified in accordance with the CIEEM Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), as shown in Table 6 below:

Table 6: Impact assessment of the works on the onsite bat roosts

Roost reference	Species	Roost type	Maximum count of bats during any one survey	Location of access point/roost	Importance of roost	Impact
Roost 1	Brown long-eared bat	Day roost	n/a	Within loft space of bungalow (roost) & unknown access point	Site	Loss
Roost 2	Brown long-eared bat	Day roost	n/a	At rafters in garage (roost) & in gap at rear elevation (potential access point)	Site	Loss

- 3.5 The roosts were classified as day roosts as the survey data does not indicate the presence of a maternity roost. No brown long-eared bats were recorded emerging and so it is assumed that the buildings support day roosts in the absence of bats emerging.
- 3.6 In accordance with the BCT Guidelines (Collins, 2023) assessment for hibernation roosting potential, the building does not support traditional hibernation features such as underground sites/tunnels/basements and so the site is deemed to hold low potential to support hibernating bats. No further survey works are deemed to be required in relation to hibernation roosts.
- 3.7 The proposals will impact upon day roosts for brown long-eared bats. Following the 'Minimum Expectations for Bat Mitigation, Compensation, Monitoring and Management' document (Natural England, 2023), where a small number of bats will be impacted; the provision of at least one feature, suitable for the species concerned (e.g., bat box/tile/brick/crevice) per roost and species to be impacted is considered appropriate.
- 3.8 **As the works will impact the identified bat roosts, a bat European Protected Species (EPS) mitigation licence from Natural England will be required following planning approval and prior to any works commencing. An EPS licence is required to ensure the works are lawful and can only be obtained following approval of all consent(s).**

Artificial Lighting at Night (ALAN)

- 3.9 The development is also anticipated to result in a change to Artificial Lighting At Night (ALAN) through internal light spill and external light fixtures.
- 3.10 Illuminating a bat roost can cause disturbance and this may result in the bats abandoning the roost or even becoming entombed within it (BCT & ILP, 2023). Lighting is therefore considered an obstruction under the legislation protecting bats and their roosts. ALAN is consequently a key consideration and must be controlled to minimise impacts on bats that are roosting within the buildings on site.
- 3.11 A number of commuting and foraging bats were also recorded across the general property and within the gardens. Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats are using the property during nocturnal hours, it is also essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.
- 3.12 A bat mitigation, compensation and plan and details of the EPS bat licensing process are detailed in Section 4 of this report.

4. Mitigation, compensation and enhancement plan

Conclusions on roosting bats

- 4.1 The PRA and dusk surveys of Astra Cottage were undertaken, and the buildings were identified to support day roosts for a low number of brown long-eared bats which are of 'site' importance. The proposals for demolishing the buildings and building a new house will result in the loss of the bat roosts.
- 4.2 As the proposals will result in impacts on the roost, a works method statement must be followed under a bat European Protected Species (EPS) mitigation licence from Natural England. The EPS licence can only be obtained following approval of all consent(s) and must be obtained in advance of any works commencing.

EPS licence application

- 4.3 A bat EPS licence from Natural England must be sought to allow works to proceed lawfully. The licence must pass three legal tests in order to be approved; the three tests are as follows:
 - 1. The development is in the interests of public health and safety or is required for other imperative reasons of overriding public interest.
 - 2. There must be no satisfactory alternative that will cause less harm to the species.
 - 3. The development must not harm the long-term conservation status of the bat species.
- 4.4 As noted in the R (Vivienne Morge) V Hampshire County Council 2011 case, the three legal tests must be addressed at the planning stage. The tests have been assessed below:

Imperative reasons of overriding public interest

- 4.5 The new house is required by the applicant's family to provide suitable, increased living accommodation as the current bungalow is small and has two bedrooms. They are unable to accommodate loft space for bats as the plans involve their ceilings being taller to keep the ridge height lower to remain in keeping with the local housing stock. The family needs all the space they can vertically so their family of five can have enough space. The family do not own an alternative home and an energy efficient space with enough room for their family of five is necessary for their future happiness.

No satisfactory alternative

- 4.6 The applicant's family do not own an alternative dwelling and wish to make the property their home for the foreseeable future. The 'do nothing' option has been discounted as the family require a safe, energy efficient home that can fit all family members comfortably.

Maintenance of the long-term conservation status of the bat species

- 4.7 The bat mitigation and compensation plan provided below details mitigation and compensation measures required to maintain the long-term conservation status of the onsite bat population.

Bat mitigation, compensation and enhancement plan

- 4.8 The bat mitigation, compensation and enhancement plan to be implemented under the EPS licence is provided in Table 7 overleaf; this strategy is guided by the 'Minimum Expectations for Bat Mitigation, Compensation, Monitoring and Management document (Natural England, 2023) (see Appendix G for plan).
- 4.9 The applicant is unable to supply a loft void as a roosting feature for the brown long-eared bats as there are no loft voids in their plans. ABR Ecology Ltd has devised a suitable alternative.
- 4.10 In this instance three Segovia build-in bat tubes will be installed within the southern elevation of the new house. These tubes are designed to be linked together to provide a large cavity for roosting bats. This mitigation has been chosen as there is no other alternative as there are no loft voids in the new house. The replacement roost is proportionate to the level of impact, no brown long-eared or any other bats were recorded leaving or entering the house during the activity surveys. The design has been outlined in Appendix G.

Table 7: Bat mitigation, compensation and enhancement plan

Phase of works	Action	Description	Notes to applicant:
<i>Post-planning and before any works commence to the building(s)</i>	1. Contact project ecologist once all planning consent(s) are obtained.	Contact project ecologist to determine whether any update surveys are required for the bat European Protected Species (EPS) bat mitigation licence application to Natural England (NE).	- An update PRA (building inspection) will be required within 3 months of the licence application. The PRA can be undertaken at any time of year. - A minimum of one update dusk survey will be required if the EPS licence is applied for after April 30th the year following the dusk surveys (e.g. surveys conducted in May/June 2025 and licence is applied for in May 2026, therefore a minimum of one update dusk survey required in 2026 before licence application). The update dusk survey(s) can only be conducted between May and August. It is important to factor this into your project timescales.
	2. EPS licence is submitted to Natural England for approval.	EPS licence application submitted to Natural England for approval following any required update survey(s) by the ecologist.	- The ecologist will require time to prepare the licence application, and during busy periods this can take a number of weeks. - Following submission to NE, the EPS licence application takes a minimum of three weeks to be obtained following submission, however, the applicant should note that this can take longer depending on how busy NE are at the time of submission. Works to the building affecting the bat roost cannot commence until the EPS licence is approved.

Phase of works	Action	Description	Notes to applicant:
	3. EPS licence is approved from NE; contact ecologist.	• EPS licence is approved from NE. Contact ecologist to schedule works start date and supervision of works by an ecologist (see 'works method statement' under below).	• Ensure adequate time is allocated to schedule in contractors and class 2 licensed bat ecologist, as the ecologist will need to be onsite during works.
	4. Erection of bat boxes on trees within applicant's ownership (see Appendix G for full details).	• Prior to any works commencing and following approval of the EPS licence, one 'Improved Cavity Bat Box' must be erected on suitable mature tree within the applicant's ownership (see Appendix G). • The box must be erected at a minimum 3.5 metres (m) from ground level on a sunny aspect. Any limbs/branches must be pruned back around the entrance(s) and below the bat box(es) to ground level to ensure the entrance to the boxes are unobstructed and allows for a clear flightpath.	• Bat box can be purchased by the applicant from https://www.nhbs.com/improved-cavity-bat-box
Works/demolition phase following approval of EPS licence – works method statement	5. Works can commence and ecologist attends site to undertake supervision of all destructive works. Works method statement to be followed by all contractors.	Works method statement:	• A class 2 licensed bat ecologist must be present onsite during <i>all</i> works affecting the bat roost(s). If the ecologist is not present during these works, this would constitute a breach of the EPS licence. • Temperature and weather restrictions apply for all works affecting the bat roost(s): - No works can take place during adverse conditions including heavy rain and/or strong winds. This is on welfare grounds to bats.
		• 'Toolbox talk': Prior to any works commencing onsite, the licensed bat ecologist will provide a 'toolbox talk' to all contractors regarding the bat EPS licence, legal protection of bats, the onsite bat roosts and potential for bats to be present in the works areas, the contractors' responsibilities, health and safety, and best working practice to avoid injuring any bats. • Pre-works loft inspection: Prior to any works commencing, the ecologist will inspect the loft space. If any bats are present and where possible, the ecologist will capture any bats roosting internally by gloved hand or static net where	

Phase of works	Action	Description	Notes to applicant:
		appropriate. Any bats found will be transported to a bat box already erected onsite. • Destructive works: Following the internal check, the ecologist will directly supervise the 'soft' dismantling of all building areas with potential for bats. Features such as roof tiles, felt, eaves, mortar, timbers and wall tops will be carefully dismantled by hand and hand tools only. Features will be removed carefully by contractors and inspected for bats / evidence of bats. Should a bat be present, the licensed ecologist will capture and translocate the bat to the bat box. • Injured/underweight bats: Any injured or underweight bats will be immediately taken into care (as directed by the Batworker's Manual, s. 7. 3, pp 64 – 66; 3rd ed. 2004 and in accordance with the Bat Conservation Trust's (BCT) Bat Care Guidelines: A Guide to bat care for rehabilitators 2nd ed 2016). • Continuing works: Once all features deemed suitable for bats have been carefully dismantled and inspected by the licensed ecologist, works may then continue unsupervised.	- Winter works (mid-November – mid-March) can only commence following four consecutive days/nights when temperatures are consecutively at 8°C or above. • In the event a bat is found during any unsupervised time, the applicant is legally obliged to stop all works immediately and contact the project ecologist for advice. • All persons other than the class 2 licensed bat ecologist are strictly forbidden from handling or interfering with bats in any way.
	6. Permanent replacement bat roosts, bat access	Replacement bat access points to be created:	

Phase of works	Action	Description	Notes to applicant:
	points and enhancement bat roosting features to be constructed (refer to Appendix G for full details and list of figures).	- Three 'Segovia Build-in Woodstone Bat Boxes' will be installed next to each other in the southern elevation of the new house as close to eaves level as possible (see below) (see Appendix G). - The box is designed to be built into the masonry of external walls or beneath a rendered surface for a discreet finish whilst ensuring health and safety; and only the entrance hole visible from the outside, which sits flush with the wall. - The materials directly below the entrance to the bat box must not be glossy/slippery with a clear area free of obstructions such as aerials/cables 2m below the box. - The boxes are completely self-contained and do not allow bats to enter the wall cavity.	NOTE: Bituminous 1F felt or TLX bat safe (or any membrane with a snagging propensity test certificate) must be used exclusively in all bat accessible areas/roosts. Breathable felts such as 'Tyvek' are NOT permitted for use in bat roosting areas due to entanglement risk where fibres 'fluff' up over time (Waring <i>et al.</i>, 2011). - No external light fixtures must be erected within at least 5m of the replacement bat roost access points / roosting features (see 'Artificial Lighting at Night (ALAN)' below for full strategy). - The 'Segovia Build-in Woodstone Bat Box' can be purchased by the applicant from https://www.wildcare.co.uk/vivara-pro-buildin-woodstone-bat-box-uk-brick-size.html
		Enhancement bat roosting / bird nesting features: To ensure the application is compliant with the National Planning Policy Framework (NPPF) and local planning policy, one additional 'Segovia Build-in Woodstone Bat Box' will be installed at eaves level on the south elevation of the new house (see Appendix G).	
	7. Installation of external light fixtures and internal light spill - Artificial Lighting at Night (ALAN)	Artificial Lighting at Night (ALAN): In addition to bats roosting within the property, a number of commuting / foraging bats use the general property. The following specifications for lighting must be adhered to and are based upon the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023):	

Phase of works	Action	Description	Notes to applicant:
		- No external light fixtures will be installed within 5m of the replacement/existing bat roost access points and roosting features. - Preferably, no additional new external light fixtures will be installed. If external lighting is required, this will be installed for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees. - All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used. - Only LED type luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. - A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component. - Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012). - Internal luminaires will be recessed only (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill. - Column heights must be carefully considered to minimise light spill and glare visibility. This must be balanced with the potential for increased numbers of columns and upward light reflectance. - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used. - Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.	• ALAN holds potential to negatively impact foraging bats using the general property, in addition to other nocturnal wildlife. Lighting causes disturbance and impedes the ability of bats to successfully forage, with long-eared bats being among the most affected by artificial lighting. It is therefore of the utmost importance that lighting is carefully designed to ensure safety purposes only but to minimize impacts on bats.

Phase of works	Action	Description	Notes to applicant:
		- External security lighting will be set on motion sensors and set to a 1 minute (or less) timers. - Bollard or low-level downward-directional luminaires will not be installed. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces. - Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and must not be relied upon solely.	

Phase of works	Action	Description	Notes to applicant:
Post-works phase – completion of works	8. Submit photographic evidence of replacement bat roosts / roosting features for bat licence return.	Upon completion of the works, the applicant must contact the ecologist with photographic evidence of all replacement bat roosting features / bat access points for submission to Natural England.	- NOTE: photographic evidence of the replacement bat roosts and bat access points must be supplied to the ecologist by the applicant for the bat licence return. - The applicant is advised to speak to their contractors / roofers <i>in advance</i> of the works to ensure that good quality photographs of the bat access points and bat roosting features are obtained during the course of works. Failing to obtain photographs of the bat access points in the roof at the time of installation, for example, can cause issues, as it cannot then be confirmed that full access has been made for bats due to the roof (and access points) being fully tiled over. - Failure to supply this evidence will result in a breach of the EPS licence. The Local Planning Authority may also request a compliance visit post-works.

5. References

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- Department for Communities and Local Government (2005). *Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.*
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- Natural England (2023). *Bat Earned Recognition: Minimum Expectations for Bat Mitigation, Compensation, Monitoring and Management.*

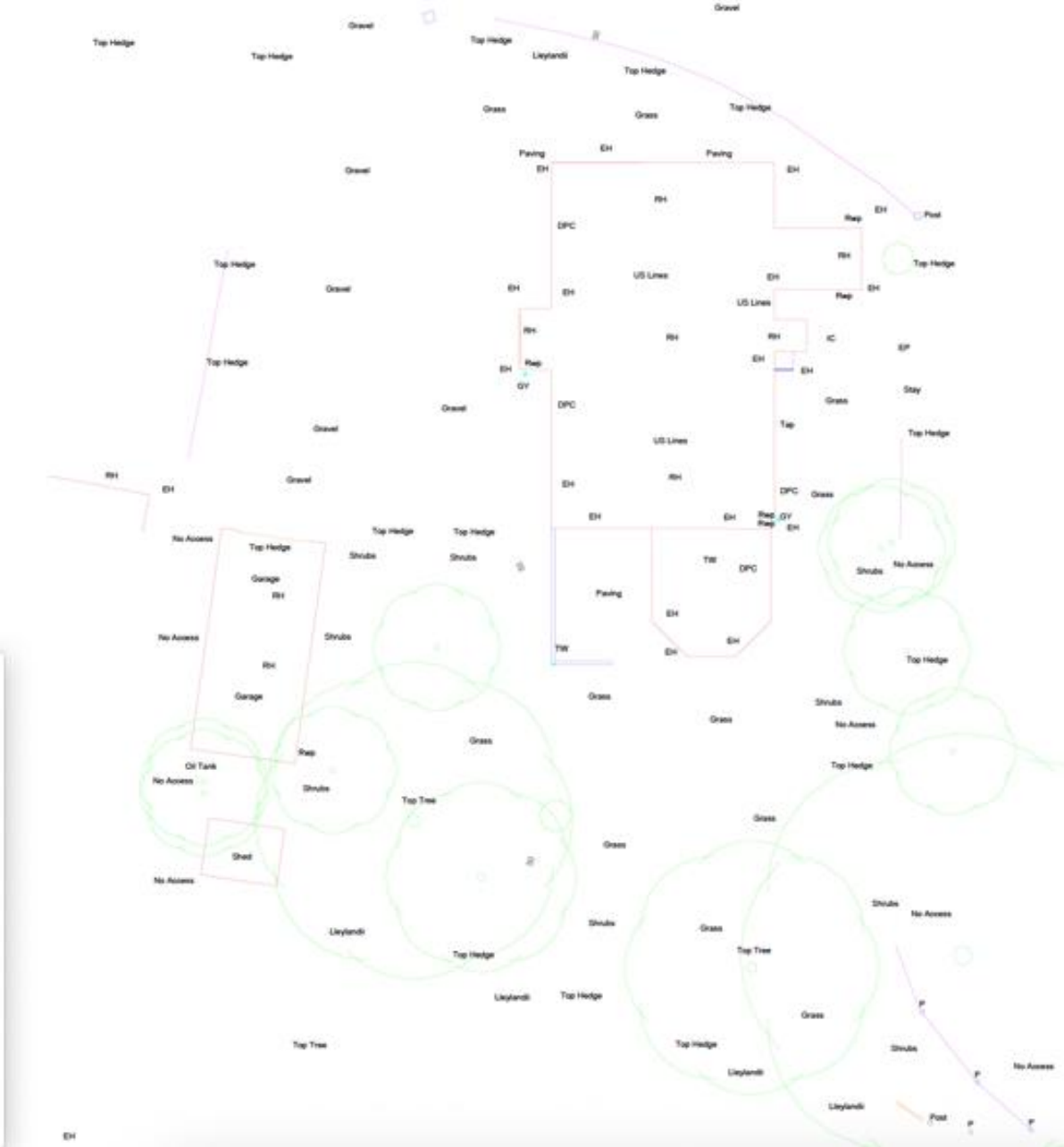
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Stone, E.L., Jones, G., Harris, S. (2012). *Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats*. Glob. Change Biol. 18, 2458–2465.

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Wiltshire Council (2015). *The Wiltshire Core Strategy*. Accessed from:
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Appendix A: Site location plan and floor plan





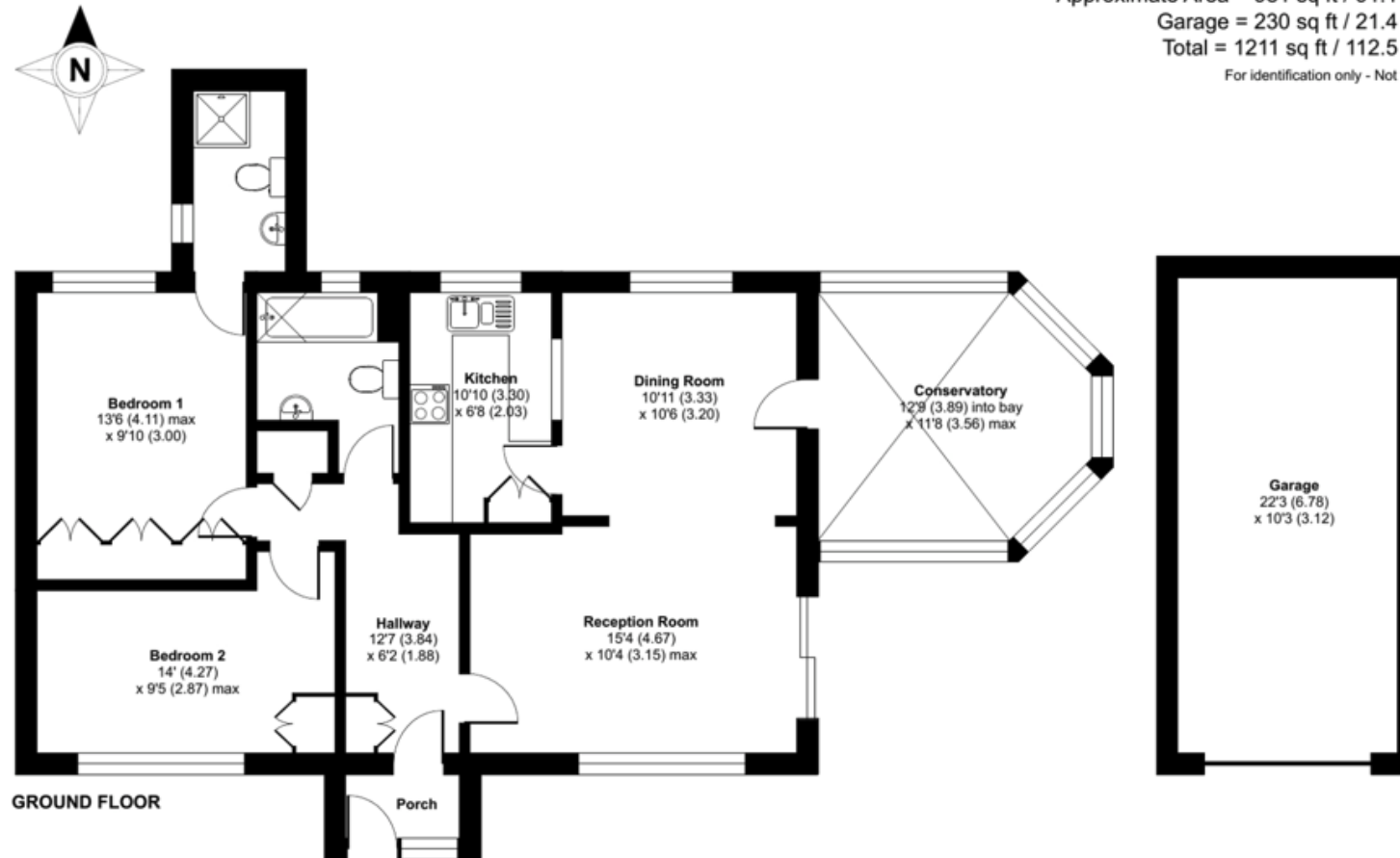
Astra Cottage, SN8

Approximate Area = 981 sq ft / 91.1 sq m

Garage = 230 sq ft / 21.4 sq m

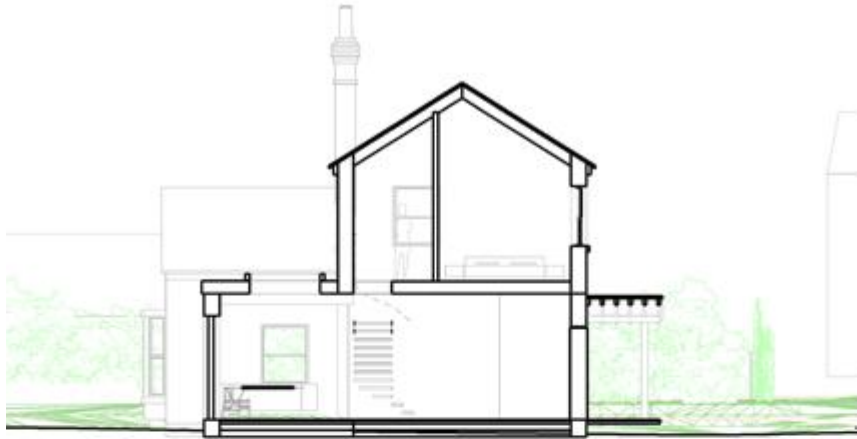
Total = 1211 sq ft / 112.5 sq m

For identification only - Not to scale



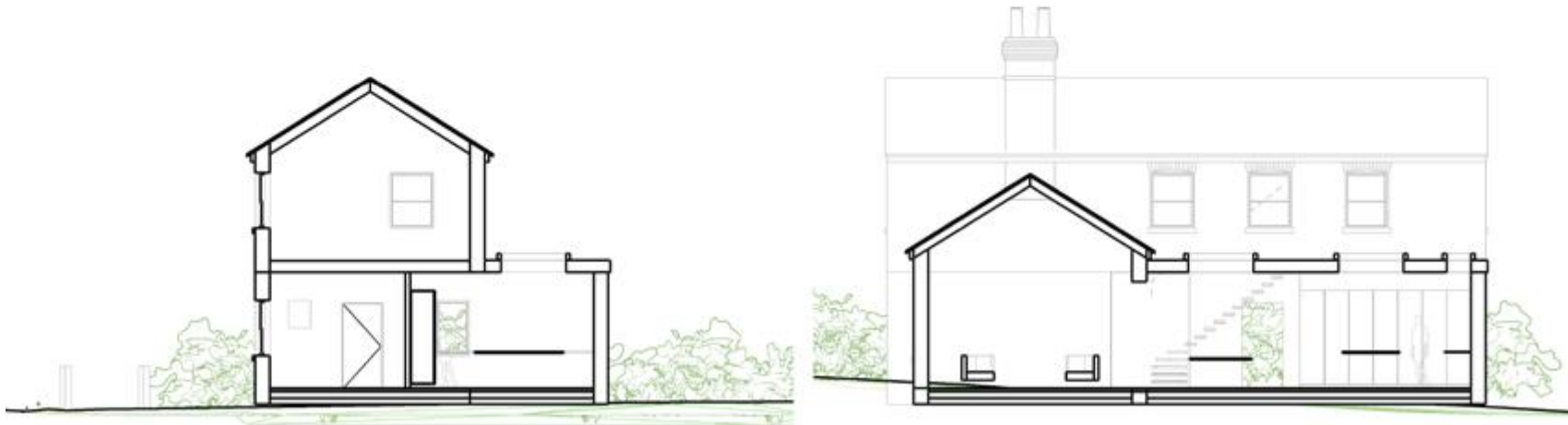
Appendix B: Proposed floor plans and elevations

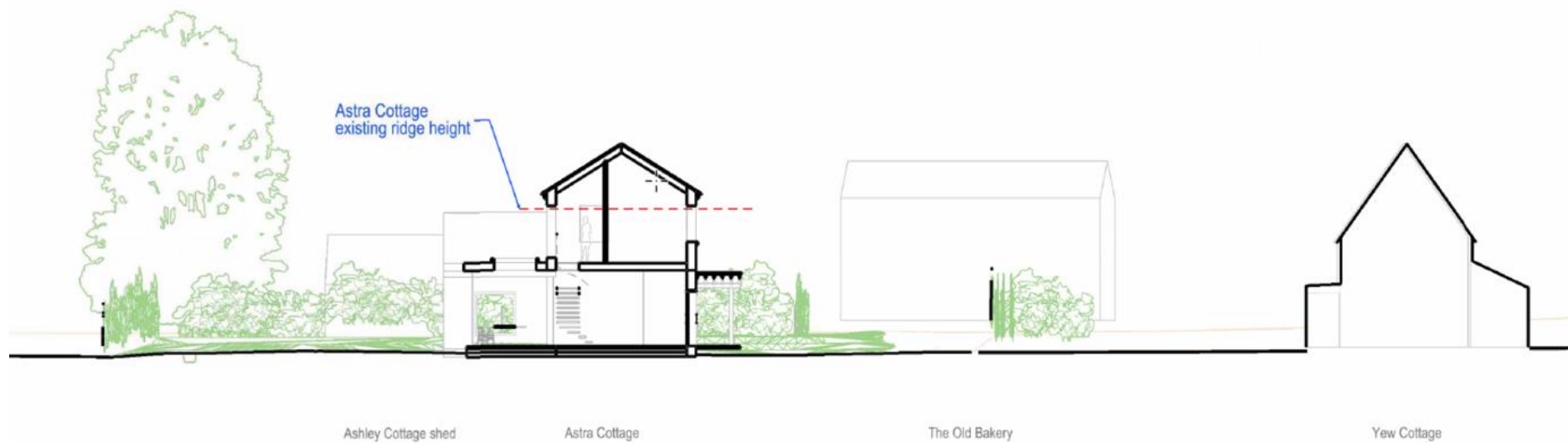




Section Cross 1-west

X





Appendix C: Relevant legislation and planning policy

Legislation and UK BAP priority species

Legislation – bats

In England, all bats are legally protected under Schedule 5 of the Wildlife and Countryside Act (WCA) (1981) (as amended). Additionally, all bats are fully protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into UK law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The legislation protects bats from many acts, including to:

1. Deliberately take, injure or kill a wild bat.
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturbing a group of bats.
3. Destroy or damage a place used by bats for breeding or roosts (even if bats are not occupying them at the time).
4. Intentionally or recklessly obstruct access to a bat roost.
5. Possess or advertise/sell/exchange a bat species found in the wild in the EU (dead or alive) or any part of a bat.

Several species of bat are afforded additional protection under Annex II of the EC Habitats and Species Directive (1992) due to their rarity. These species include lesser horseshoe (*Rhinolophus hipposideros*), greater horseshoe (*Rhinolophus ferrumequinum*), Bechstein's bat (*Myotis bechsteinii*) and barbastelle bat (*Barbastella barbastellus*).

Legislation – birds

In England and Wales, all wild birds, their young, nests and eggs are legally protected under Section 1 of the WCA (1981) (as amended). This legislation protects birds from the following acts:

1. To kill, injure or take any wild bird.
2. To take, damage or destroy the nest of a wild bird.
3. To take, damage or destroy the nest of any wild bird while that nest is in use or being built.
4. Takes or destroys an egg of any wild bird.

Some wild bird species, such as barn owls (*Tyto alba*) are afforded additional protection under Schedule 1 of the WCA (1981) (as amended). This legislation makes the following illegal for Schedule 1 species:

1. Disturbance of any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
2. Disturbs dependent young of such a bird.

UK BAP priority bat and bird species

Several species are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment

and Rural Communities (NERC) Act (2006), and Section 40 places a duty on all public authorities to conserve biodiversity.

Bats include barbastelle, Bechstein's bat, brown long-eared bat (*Plecotus auritus*), both species of horseshoe bat (*Rhinolophus spp.*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

Birds that commonly nesting in buildings include house sparrow (*Passer domesticus*) and common starling (*Sturnus vulgaris* subsp. *vulgaris*).

National and local planning policy

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'Planning policies and decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

The Wiltshire Core Strategy

The Wiltshire Core Strategy (2015) (Wiltshire Council, 2015) Core Policy 50 'Biodiversity and geodiversity' states the following:

'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'.

Core Policy 50 also states that 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.

It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent(s).

Appendix E: Bat activity (dusk) survey results

Figure 1: Bat activity (dusk) survey results

Bat activity (dusk) survey						
Date: 19/05/2025	Sunset: 20:58	Weather conditions: Calm	Precipitation: None	Site location: Astra Cottage		
Temp: Start: 14°C End: 13 °C	Beaufort wind force (Bft): 1/12	Detectors used: EchoMeter Touch 2 + tablets x 3		Oktas cloud cover: 0/8	Start Time: 20:43	End Time: 22:40
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
James Gooding (lead)		Northwest		Y	Nightfox Whisker and 20watt IR lamp	
Ben Coward		Southeast (behind garage)		Y	Nightfox Whisker and 20watt IR lamp	
Jonathan Cornish		Southeast		Y	Nightfox Whisker and 20watt IR lamp	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
20:18	Soprano pipistrelle	1		Flew over shrubs on the north side of the house.		
21:19	Common pipistrelle	1		Flew along hedgerow and over the house from the south.		
21:21	Noctule	1		Heard not seen in the northwest.		
21:35	Common pipistrelle	1		Heard not seen in the west.		
21:50	Common pipistrelle	1		Flew over garage and foraged in northwest.		
21:57	Soprano pipistrelle	1		Commutated south to north in east.		
22:02	Soprano pipistrelle	1		Heard not seen in the northwest.		
22:18	Serotine	1		Heard not seen in the northwest.		

Darkest point southeast (bungalow)



Darkest point northwest (bungalow)



Darkest point southeast (garage)



Figure 2: Bat activity (dusk) survey results

Bat activity (dusk) survey						
Date: 11/06/25	Sunset: 21:23	Weather conditions: Warm	Precipitation: None	Site location: Astra Cottage		
Temp: Start:18 °C End: 17 °C	Beaufort wind force (Bft): 2/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 0/8	Start Time: 21:08	End Time: 22:55
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Sophie Morris (lead)		Southeast		Y	Nightfox Whisker and 20watt IR lamp	
Zoe Barrett		Northwest		Y	Nightfox Whisker and 20watt IR lamp	
Unmanned camera		Southeast (garage)		Y	Nightfox Whisker and 20watt IR lamp	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:40	Common pipistrelle	1		Heard not seen in the northwest.		
22:08	Common pipistrelle	1		Commuted from east to south.		
22:08	Common pipistrelle	1		Commuted from northwest to south over trees.		
22:13	Common pipistrelle	2		Commuted from east to west along driveway.		
22:16	Long-eared sp.	1		Heard not seen in the southeast.		
22:29	serotine	1		Heard not seen in the northwest.		
22:38	Common pipistrelle	1		Heard not seen in the southeast.		
22:42	Common pipistrelle	1		Heard not seen in the southeast.		

Darkest point southeast (bungalow)



Darkest point northwest (bungalow)



Darkest point southeast (garage)



Figure 3: Bat activity (dusk) survey results

Bat activity (dusk) survey						
Date: 03/07/2025	Sunset: 21:26	Weather conditions: clear, calm	Precipitation: None	Site location: Astra Cottage		
Temp: Start: 17°C End: 14°C	Beaufort wind force (Bft): 1/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 0/8	Start Time: 21:11	End Time: 23:00
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Zoe Barrett (lead)		Northwest (house)		Y	Nightfox Whisker and 20watt IR lamp	
Keeley Lanigan		Southeast (house)		Y	Nightfox Whisker and 20watt IR lamp	
Unmanned camera		Southeast (garage)		Y	Nightfox Whisker and 20watt IR lamp	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:42	Soprano pipistrelle	1		Heard not seen in southeast		
22:07	Long-eared sp.	1		Commuted west to east down the side of the house		
22:16-22:43	Common pipistrelle	1		Foraging across site sporadically.		
22:33, 22:43	Noctule	1		Heard not seen in southeast.		
22:38	Soprano pipistrelle	1		Heard not seen in northwest.		

Darkest point southeast (bungalow)



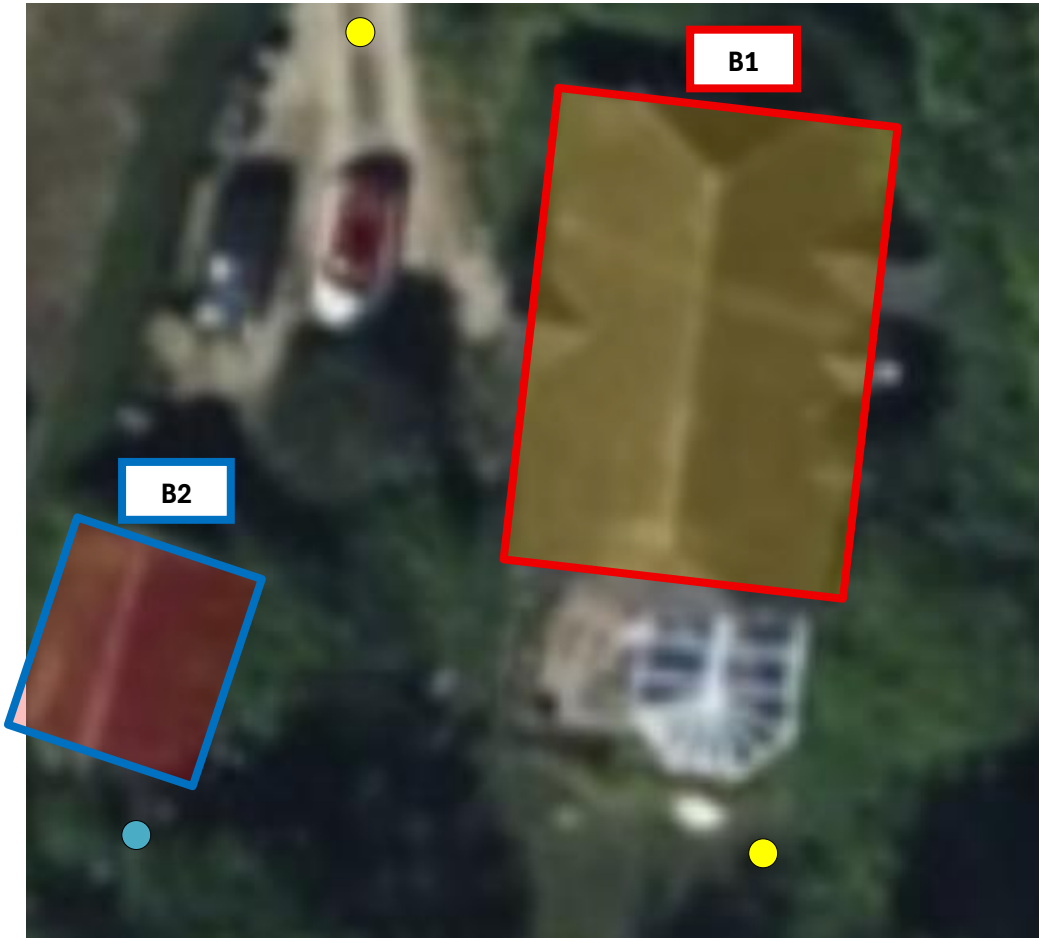
Darkest point northwest (bungalow)



Darkest point southeast (garage)



Appendix F: Locations of bat roosts, bat exit/entry points & surveyor locations



LEGEND:	
Key:	Description:
	Surveyor position
	Unmanned camera
Bat roosts and bat access point location(s):	
	Brown long-eared bat day roost within bungalow to be lost through demolition
	Brown long-eared bat day roost within garage to be lost through demolition



Appendix G: Bat mitigation, compensation and enhancement plan

'Improved Cavity Bat Box' implemented on a mature tree within the applicant's ownership



Three 'Segovia Build-in Woodstone Bat Boxes' will be installed next to each other on the south elevation of the new house as a permanent roosting replacement.

These bat boxes will be a substitution for a loft space being created in the new house.

These boxes must be south facing and must be installed as close to eaves level as possible.



An additional 'Segovia Build-in Woodstone Bat Box' will be installed next to the other three boxes and will be for the biodiversity enhancement required by the National Planning Policy Framework.

