

8th January 2026

James Walker
3 Chubb Close,
Malmesbury,
Wiltshire
SN16 9JW

Technical Note: Bat Survey at 3 Chubb Close, Malmesbury

1. Introduction

- 1.1 This Bat Survey Report has been written by Jim Phillips, BSc, MA, MCIEEM, Managing Director at Ethos Environmental Planning (Ethos), who holds a level 2 bat license, is a registered consultant on the bat low impact license and holds a level 2 accreditation on the bat earned recognition scheme. It relates to the proposed renovation, partial demolition and extension of an existing residential dwelling at 3 Chubb Close, Malmesbury, Wiltshire, SN16 9JW



Figure 1 Site Location

2. Methodology

- 2.1 A site visit was undertaken by Jim Phillips on the 3rd September 2025, this comprised a visual inspection of the structure and external areas which will be impacted by the proposals. The survey of the structure focused on assessing any potential roost features for bats or evidence of nesting birds. The survey of the external areas focused on identifying any notable habitats or habitats that could support protected species.
- 2.2 During the survey, a cluster of bat droppings was observed in the loft void of the house (see results section), and a sample sent for DNA Analysis.
- 2.3 As the scheme is fully capable of avoiding all ecology impacts on site, and as this is a small householder application, it was not considered proportional or necessary to request a data search from the biological records centre for the assessment.

3. Survey Results and Assessment

Site Context

- 3.1 The house is located within a large garden with trees and is well linked to good quality habitat for bats to the west which links to good quality habitat in the wider landscape to the south.

Structures surveys for bats and breeding birds

- 3.2 The building is a residential dwelling of traditional construction, and modern design circa early 1990s. The building comprises stone cavity walls, UPVC windows and gutters, and pitched interlocking roof tiles. All the external walls and roof structure are in good condition with no gaps or features suitable for bats. The rear elevation includes a UPVC conservatory (photo 2), which has no features suitable for bats, there is also a small lean to (photo 5), which has a clear plastic roof, minimising its suitability for night roosting bats. The soffits around the front and rear elevations sit tight to the wall (example at photo 6), however, at the northern and southern gables, there are gaps between the soffit box and the wall, providing potential access points for bats (see photos 3 and 7).
- 3.3 Internally there is a loft void above the main house (photos 9 and 10) which is trussed and cluttered (e.g. water tanks), with bituminous felt beneath the tiles. At the southern gable end (photo 9) there were bat droppings on the wall and a cluster of approximately 100 droppings on the floor. The droppings were assessed to have likely dropped down from the top of the gable where there was an obvious gap in the brickwork adjoining the roof. The size of the droppings were indicative of a large bat (confirmed as Serotine through DNA analysis – see appendix 1). The location of the droppings coincides with the external gaps in the southern soffit which was assessed to be the roost entrance (photos 3 and 7). The actual roost is assessed to be within the soffit box itself (with droppings falling onto the internal gable wall and loft floor from the soffit box). This is quite a typical roost location for this species of bat. The loft void itself is not assessed to be a roost, particularly as there were no other droppings observed throughout the remainder of the loft void.

- 3.4 The northern section of the building includes a single storey garage and utility room which is well illuminated from windows (photo 8), above which there is a loft void with trussed roof and bituminous felt. No evidence of bats was found within the garage or loft void.



Photo 1 Front East elevation



Photo 2 Rear West elevation



Photo 3 Side South elevation



Photo 4 Side North elevation

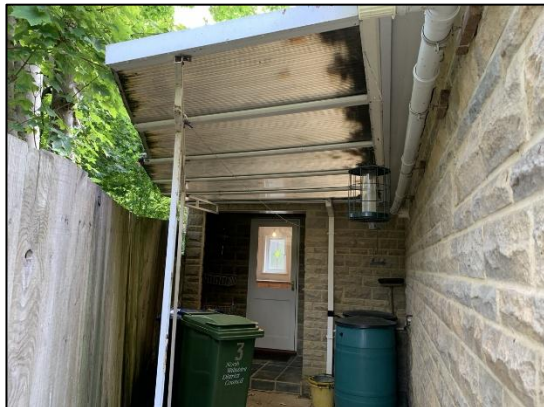


Photo 5 'Lean to' at rear elevation



Photo 6 North West rear end of building



Photo 7 Southern soffit – bat roost entrance



Photo 8 Garage - internal



Photo 9 Loft void gable end with bat droppings

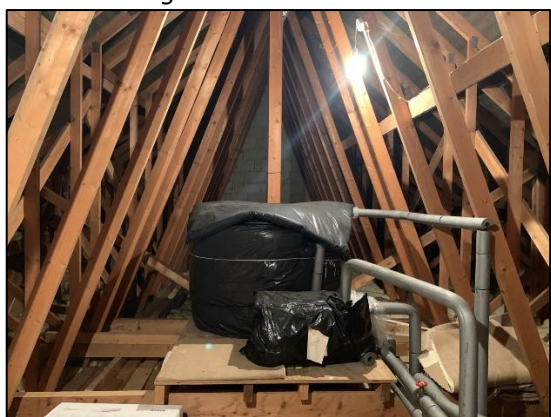


Photo 10 View of loft void of house

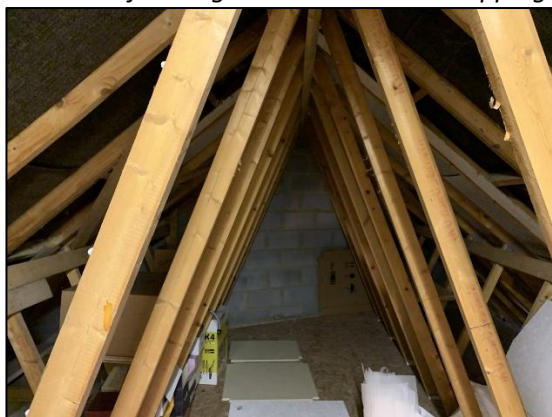


Photo 11 Loft void in garage



Photo 12 Internal roof of garage

Roost Assessment

- 3.5 The structures survey and DNA analysis have confirmed there is a Serotine bat roost located in the soffit box on the southern gable of the building, this is a common roost location for this species of bat. The entrance to the roost is via gaps between the soffit box and the wall at the apex of the gable. Due to the time of year the survey was undertaken, an emergence survey was not carried out, as it was considered to be too late in the season to provide meaningful results. This means that an assessment of the number of bats using the roost has not been confirmed.

- 3.6 Whilst this is an acknowledged limitation, it is also my professional opinion that based on the survey information gathered, there is a high degree of certainty as to the location of the roost, and this is sufficient to undertake an impact assessment, particularly considering the scale of the development proposals (see next section). Furthermore, the scheme is capable of avoiding and fully mitigating any potential impacts on the roost, as detailed in section 5 of this report. On this basis, the assessment is considered to be compliant with paragraphs 1.13-1.15 and 2.217 of the BCT guidelines¹ (see appendix 1).
- 3.7 The approach to mitigation has also adopted a precautionary approach to ensure that the proposed alterations and construction activities fully avoid or mitigate any potential impacts on bats, as reflected in the final impact assessment of this report.

Breeding Birds

- 3.8 No evidence of breeding birds was observed during the survey.

4. Development Proposals

The development proposals comprise:

- Demolition of existing conservatory;
- Significant internal alterations / remodelling to ground and first floor including new window openings;
- Single storey rear extension to form new family living space;
- Loft conversion with two pitched dormers (to be undertaken through permitted development rights);
- New aluminium / timber composite framed triple glazed windows and sliding glass doors;
- New landscaped terraces to rear.

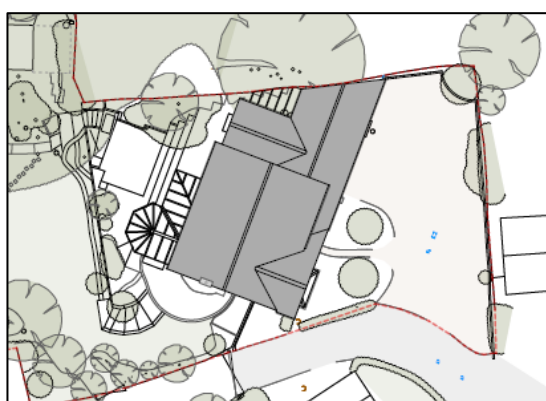


Figure 2 Existing site plan



Figure 3 Proposed site plan

¹ Bat Surveys for Professional Ecologists Good Practice Guidelines, 4th Edition, 2023

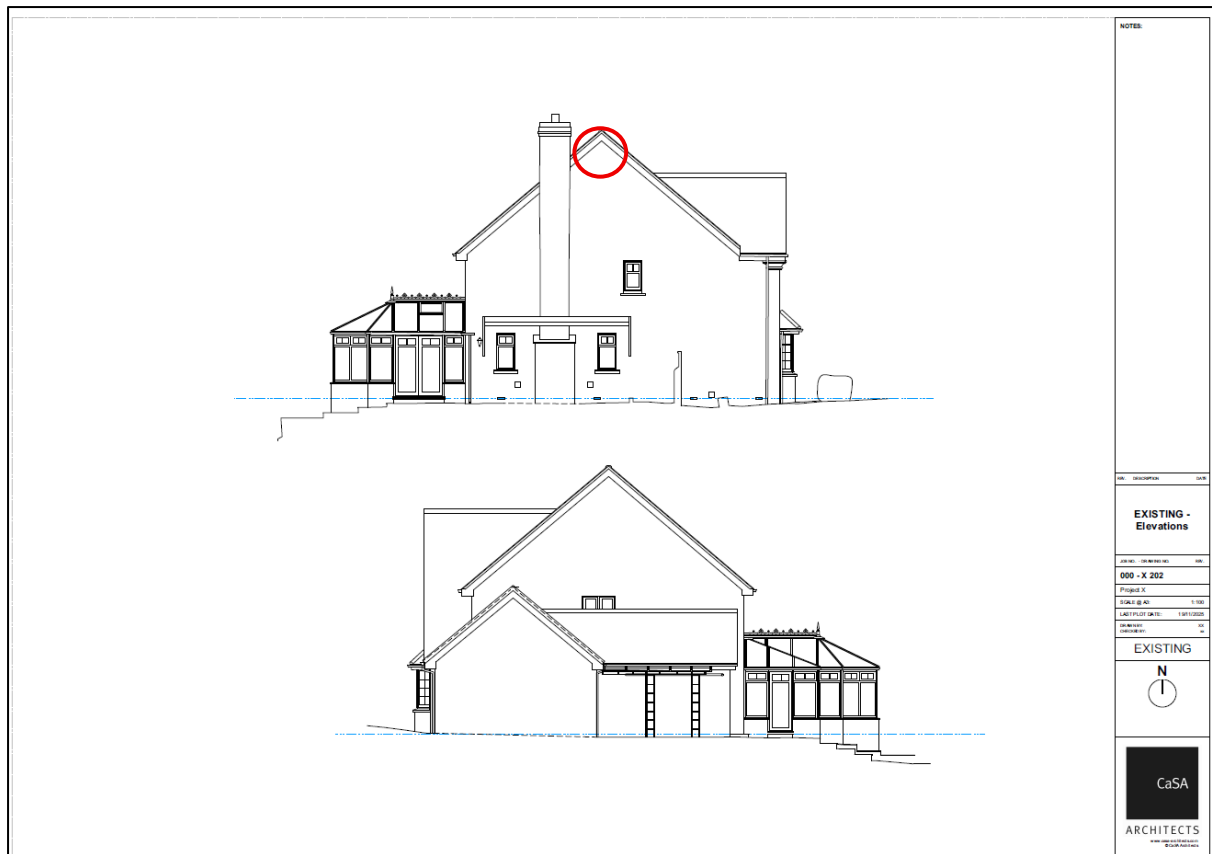


Figure 4 Existing South Elevation (red circle is bat roost location)

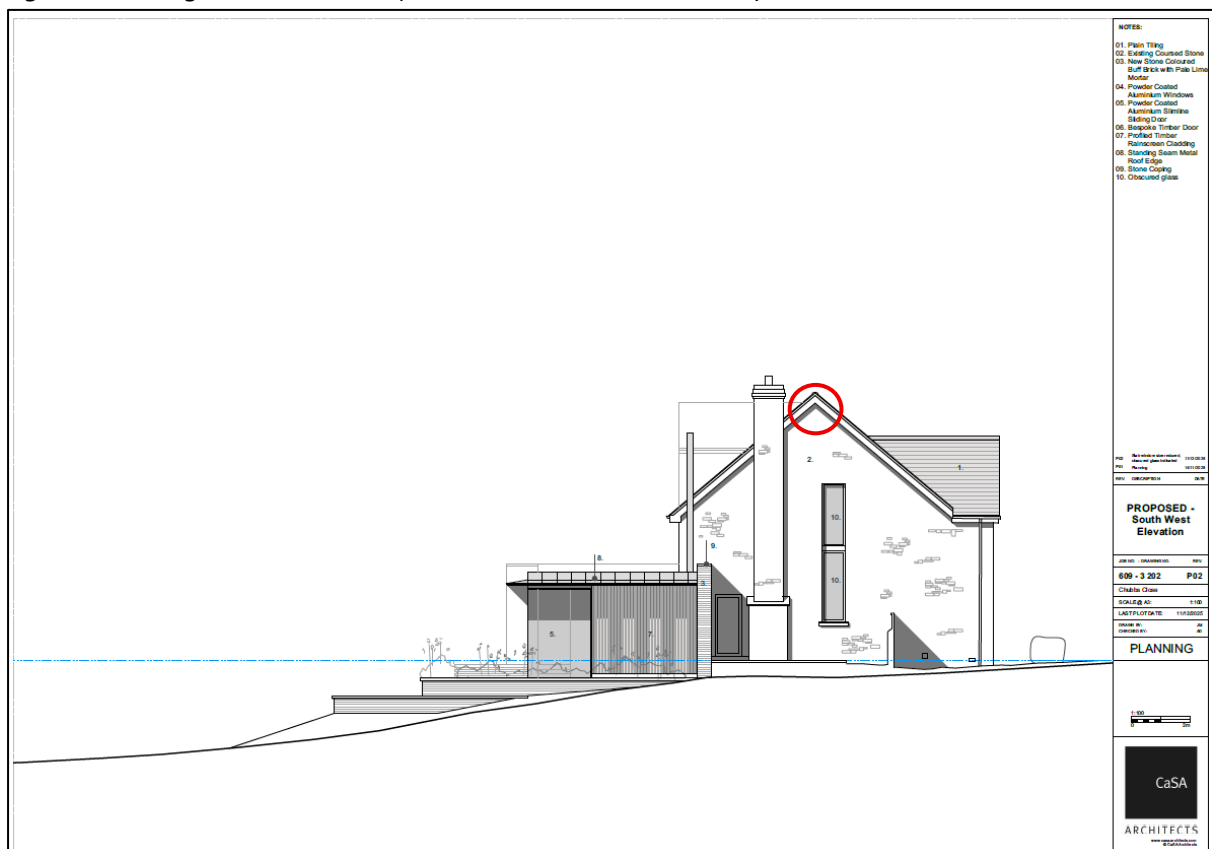


Figure 5 Proposed South Elevation (red circle is bat roost location)

5. Impact Assessment and Mitigation

- 5.1 The development proposals include the renovation, partial demolition and extension of the existing house, which has the potential to impact the Serotine bat roost in the southern gable (see figures 4 and 5). Direct impacts can occur as a result of the proposed works or construction activities, or indirect impacts during the operational phase (e.g. lighting impacts).
- 5.2 The proposals include the conversion of the loft for residential use and other internal and external renovation and extension. The conversion of the loft void will not directly impact the roost, as bats are not using the loft void for roosting or flying prior to emergence. However, the construction works in the loft could result in disturbance to bats in the roost. Therefore, to avoid this, the loft conversion works will avoid the bat active season and therefore take place between October and March inclusive.
- 5.3 The roost entrance and the roost location within the soffit box are being retained withing the proposals, so there is no direct impact on the roost entrance or the roost location. However, as shown at figure 5, the proposals for the south elevation include the provision of a stairwell window which is considerably larger than the existing window (figure 4). This has the potential to result in an increase in light spill from the window onto the roost entrance and the roost access/commuting path. Whilst Serotine bats are less inhibited by artificial lighting² than some bat species, a significant increase in artificial light could have a negative impact on the roost. This has been discussed with the project architect and a lighting consultant (DFL), who have advised the following:
- Lighting of the staircase shall be designed sensitively so as not to give rise to adverse levels of light spill, through a combination of low-level internal lighting of the treads, supported by wall mounted directional lighting that shall be motion sensor controlled. Due to the design of the staircase, there is no potential for pendant lighting to be installed, thus minimising the impact of the staircase lighting.*
- A 3D light spill model will be prepared to demonstrate that light spill from the staircase picture window will not give rise to adverse light spill levels onto the roof apex bat roost, or onto the flight paths for bats accessing the roost. Modelling will be undertaken in accordance with ILP GN08/2023 (Guidance for Bats and Artificial Lighting in the UK).*
- 5.4 On this basis, there is a high level of confidence that the proposed new window will not result in an increase in light spill and the roost will not be impacted.
- 5.5 Works to the southern elevation will need to be undertaken when bats are most likely absent (as with the loft void), i.e. be undertaken between October and March inclusive. Any scaffold erected at this elevation must be at least 2 metres below the roost entrance at the gable.
- 5.6 The proposed demolition and rebuild of the conservatory on the west of the building will not impact the bat roost, and this part of the structure has no features suitable for bats.
- 5.7 The proposals do not remove any vegetation and therefore there are no impacts on commuting routes to/from the roost location.

² Para. 4.4.9 UK Bat Mitigation Guidelines, 2023

- 5.8 As the roost is being fully retained and all impacts as a result of the proposals will be avoided, there is no requirement for a bat license for the works, or for any ecological enhancements to be provided.
- 5.9 The mitigation measures set out in this report must be followed and the requirement for this can be secured by an appropriate planning condition. It is also recommended that the successful retention of the roost is confirmed in writing by an ecologist when works are complete, this can form part of the planning condition.

6. Biodiversity Net Gain (BNG)

- 6.1 This is an householder application and will not result in any impacts on habitats, and is therefore exempt from BNG.

Appendix 1 Relevant BCT Guidance and Natural England Policy

BCT Guidance

- A1.1 The current BCT guidance³ provides a clear steer that professional ecologists must use their professional experience and judgement in decision making, notably paragraphs 1.13 – 1.15 state:
- 1.1.3 The guidelines do not aim to either override or replace knowledge and experience.*
- 1.1.4 It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate.*
- 1.1.5 However, in such scenarios an ecologist should provide evidence of (a) their expertise in making this judgement and (b) the ecological rationale behind the judgement.*
- A1.2 Furthermore, the guidance highlights the importance of proportionality, paragraph 2.2.17 states *“When planning surveys it is important to take a proportionate approach. The type of survey (or suite of surveys) undertaken and the amount of effort expended should be proportionate to the predicted impacts of the proposed activities on bats, but it needs to be recognised that robust surveys are fundamental to understanding what those impacts are”.*

³ Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust. London

APPENDIX 2 DNA RESULTS

Folio No: 4248-2025
Purchase Order: PO25150
Contact: Ethos Environmental Planning
Issue Date: 17.10.2025
Received Date: 10.10.2025



Biological Sample Analysis

Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

Results

Lab ID	Site Name	OS Reference	Sample Type	Species Name	Match(%)
B5757	Chubb Close		Bat Dropping	Serotine (Eptesicus serotinus)	99.45
Genetic Sequence AATTGATTAGTGCCTTTAATAATCGGAGCTCCTGATATAGCATTCCCACGAATGAACAATATAAGCTTCTGACTCCT TCCTCCCTCTTTCCTACTTCTTCTAGCATCATCTATGGTAGAGGCCGGGGCTGGCACTGGTTGGACAGTCTACCCCC CTTTGGCAGGAAACCTAGCCACGCAGGAGAGAGCTTCAACAGCCATCCAGTGG					

Matters affecting result: none
Reported by: Lauryn Jewkes

Approved by: Consuela Sopronyi