

**85 High Street,
Great Cheverell,
Devizes,
Wiltshire
SN10 5XR**

ECOLOGICAL SURVEY REPORT (BATS)



**Prepared for:
Mr M. HALLETT
85 HIGH STREET,
GREAT CHEVERELL,
DEVIZES,
WILTSHIRE,
SN10 5XR
Date: 18TH MAY 2025.
Ref: NWP/ESR-12/5/25.**

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The validity of this report ceases at the prescribed time limit or after one year from the survey, or if the site conditions change due to unspecified works that affect the site, whichever is sooner.

EXECUTIVE SUMMARY

Batcraft was commissioned by Mr. M. HALLETT to carry out a dusk emergence survey at 85 HIGH STREET, GREAT CHEVERELL, DEVIZES, WILTSHIRE SN10 5XR.

The survey was undertaken at the property to provide further evidence to support the initial findings (a negative result) and conclusions from the preliminary ecological appraisal (bats) report compiled by ARBTECH, dated 21/04/25 and to inform appropriate mitigation for the proposed works, if required. This report is prepared to support a forthcoming planning application.

The application site comprises a single storey detached brick-built dwelling located within the town of Great Cheverell, Wiltshire. National Grid Reference: ST 98386 54416.

The site has an area of approximately 1200sqm, within the boundary is areas of hardstanding, bramble scrub, grassland, hedges and several trees. The site is surrounded by residential properties to the East/South/West with a large amenity garden to the North.

A desktop study was conducted prior to the survey to review existing information about the site and its surroundings to inform the design of subsequent bat surveys, if required. The desktop study was conducted based upon a minimum 2km search radius and it revealed that 1 statutory designated site is located within-GREAT CHEVERELL HILL SSSI, and there are 0 current EPSL's for bats within, there are 2 expired licences. A search of the local the local records centre has not been undertaken.

The dusk emergence survey was conducted on Monday 12th May 2025. Only 1 bat was seen and recorded in transit near the site, none were seen emerging from or re-entering the property to roost.

This report confirms the findings of the survey, completed by an experienced licensed bat ecologist, in accordance with current best practice where possible, and outlines any ecological constraints or issues with the proposed works.

The combined evidence from the preliminary survey and activity survey provides a high level of confidence set out in this report. No bats or evidence of bats were observed during the PEA and no bats were seen entering or emerging from the property during the activity survey.

This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England (NE) is not required.

Introduction.

1.1 Instruction

Batcraft were commissioned by Mr M. Hallett to carry out a dusk emergence survey at 85 High Street, Great Cheverell, Devizes, Wiltshire SN10 5XR, this is to support a forthcoming planning application.

1.2 Aims and Objectives

The Dusk emergence survey is designed to:

- Identify the presence/likely absence of bats using the building to roost
- Establish the size and status of any existing bat roost within the building
- Establish where the bats are accessing the building
- Determine the potential impact on any bat roost from the proposed development
- Determine if an EPSL and ecological method statement is required

The survey was carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition.

1.3 Proposed Works

The survey was commissioned to support a forthcoming planning application, the full details unknown, but we are informed it will include the demolition of the existing dwelling and construction of two new dwellings.

1.4 Surveyor Background and Experience

The activity survey was conducted by Nicholas Powell and Adam Carroll with two remote cameras, and the report was compiled by Nicholas Powell.

Nicholas holds a Class 2 Bat License (CLS-11742) and has received training in bat ecology and surveying, bat detector use, acoustic monitoring/sonogram analysis, architectural terms for bat workers, bats and development, H & S awareness for bat workers, legislation for bat workers, British bats their ecology and conservation, surveying trees for bats, Bat ID and handling, bat biology.

Adam has received training in bat ecology and biology, surveying techniques, bat detector use, identification, acoustic monitoring, infrared equipment for ecologists, H and Safety awareness for bat workers.

2. Survey Methodology

2.1 Constructions/Limitations

An assessment of the building exterior was conducted on the 12/5/25 prior to the activity survey being undertaken and there were no constraints or limitations to the

survey. Weather conditions were suitable for the survey, being conducted during warm weather, only 1 bat was seen and recorded in transit near the property.

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2.2 Dusk Survey

The dusk survey was conducted on the evening of Monday 12th of May 2025.

The surveyors and equipment were stationed (as shown in Figure 1 below), to ensure the features identified in the preliminary bat report could be observed.

During the survey bat activity was monitored using two Batlogger M bat detectors together with four Sony Handycam night shot video cameras with high intensity IR lamps.

A screenshot from each camera is included. Figure 2.

The detector and cameras were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software, MotionMeerkat and VLC media player.

Figure 1. Showing Surveyor Positions.



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Figure 2. Screenshot from each camera at darkest point of survey.



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During the survey no bats were seen emerging from and/or returning to the property to roost. In total only 1 species of bat was recorded and identified foraging/in transit near the site. A simple summary of the bats can be seen in Table 4 below. The most frequently used flight paths of bats cannot be shown as only a solitary bat was seen during the survey.

3. Survey Findings

3.1 Dusk Survey

The weather conditions and surveyor details from the survey can be found in Table 3 below.

Table 3.

Date:	24 th July 2024
Surveyor and Location	1. REMOTE 2. ADAM CARROLL 3. NICHOLAS POWELL 4. REMOTE
Weather Conditions (start)	Temperature 17.6 c Cloud Cover 70% Humidity 62.8 Dry with wind Beaufort 0-1
Sunset	20.49
Start time	20.30
Finish Time	22.40
Duration	130 mins
Weather conditions (finish)	Temperature 15.7 c Cloud Cover 80% Humidity 68.4 Dry with wind Beaufort 0.

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Table 4. Bat activity recorded during survey.

Date	Surveyor Position	Time Start/End	Seen	Heard	Species	Comments
12/5/25	2	20.30- 22.40	Y	Y	pipistrellus	At 21.10 (23 minutes after sunset) a distant and faint call from a common pipistrelle was heard. The bat was subsequently seen foraging over the open ground to the North of the proposed development site. It was heard once more but not seen.
12/5/25	3	20.30- 22.40	Y	Y	pipistrellus	The information recorded was the same as above.
12/5/25	1	20.30- 22.40	N	Y	pipistrellus	Calls recorded on detector confirm the above. No bats were recorded on the infrared camera.
17/5/25	4	20.30- 22.40	N	N	pipistrellus	No calls were recorded on the detector. No bats were recorded on the infrared camera.

Conclusions/interpretation

- 3.2 The calls detected and recorded from the survey provided identification of Common Pipistrelle, *pipistrellus pipistrellus*, foraging/in transit near the site, with no bat passes on the night vision cameras and when combined with the surveyors' observations this data provides a high level of confidence in the species detected during the survey at 85 High Street, Devizes, Wiltshire SN10 5XR.
- 3.3 The property has features suitable for crevice dwelling bats to roost, however, there is no evidence to indicate that bats have roosted at the property. This is most probably due to a combination of effects including better foraging, commuting, and roosting opportunities in the wider landscape for a wide range of species. As no bats were seen emerging from or returning to the property during the PEA we conclude that the property does not support roosting bats.
- 3.4 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first Common Pipistrelle call was 23 minutes after sunset and was seen foraging in the neighbouring garden, the bat is most probably roosting close by, but did not emerge from the property. Whilst no bats were seen emerging from or returning to roost this does not mean that they will not be present in the future as bats are known to be transient and use a wide variety of crevice like features opportunistically.
- 3.5 The survey conditions were good, with warm weather, a variety of insects flying, and the bat calls and field observations were, in our opinion, considered low.
- 3.6 The bat calls and field observations provide a high level of confidence in support of the opinions set out in this report. Only the calls from Common Pipistrelle bats were recorded throughout the survey and only a solitary bat was seen during the entire survey.
- 3.7 The cumulative evidence leads me to conclude that bats are not roosting at 85 High Street SN10 5XR and the property has a negligible potential to support roosting bats therefore an EPSL is not required.
- 3.8 All bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017, and The Wildlife and Countryside Act 1981 (as amended).

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5.References

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).

Bat Workers Manual-Mitchell-Jones & McLeish 2004.

Bat Mitigation Guidelines-Natural England 2006.

The Conservation and Habitats Regulations 2017.

6.Queries

Any queries regarding this report should be addressed in the first instance to **BatCraft**.

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