

**76a Main Street,
Keevil,
BA14 6ND**

**Provisional Roost assessment
(Phase 1 Bat survey)**

17th January 2026

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Prepared by

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EXECUTIVE SUMMARY

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned to undertake Provisional Environmental Assessment and Daytime Bat Assessment (Phase 1) of 76a Main Street, Keevil, BA14 6ND (National Grid Reference ST921581).

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023) on 17th January 2026.

This was undertaken as part of an application to replace the garage (which is subsiding and requires replacement) and a reroof to increase thermal efficiency etc.

There was no signs of any bat activity in the house and garage which have no openings into the roof spaces, soffits and fascias.

Therefore, the house and garage have negligible potential for roosting bats, and phase 2 bat surveys are not recommended.

There were no signs of any bird nesting activity on or adjacent to the property.

INTRODUCTION

This report presents the results of a Provisional Ecological appraisal including a phase 1 bat survey at of 76a Main Street, Keevil, BA14 6ND ((National Grid Reference ST921581).

This report presents the findings of the survey undertaken on the 17th January 2026 which is aimed at assessing the suitability of the property to support bat species.

Site Setting and Description

The property is situated in a rural setting in Keevil village in Wiltshire. There are no protected sites within 1km and the nearest woodland is 160m to the west which is included in the priority habitats inventory (see figure 2). The property is backed by a redundant farmyard complex with extensive open arable and pasture to the east and detached properties with mature gardens to the north and west. The area provides ideal foraging and commuting habitat for common bats species.

METHODS

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2010) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.

According to the DEFRA's MagicMap, no EPS bat licenses have been issued for sites within 1km. The closest is from 1050m to the northeast issued in 2019 covering lesser horseshoes.



Figure 1. Site location. *Courtesy of Google images*

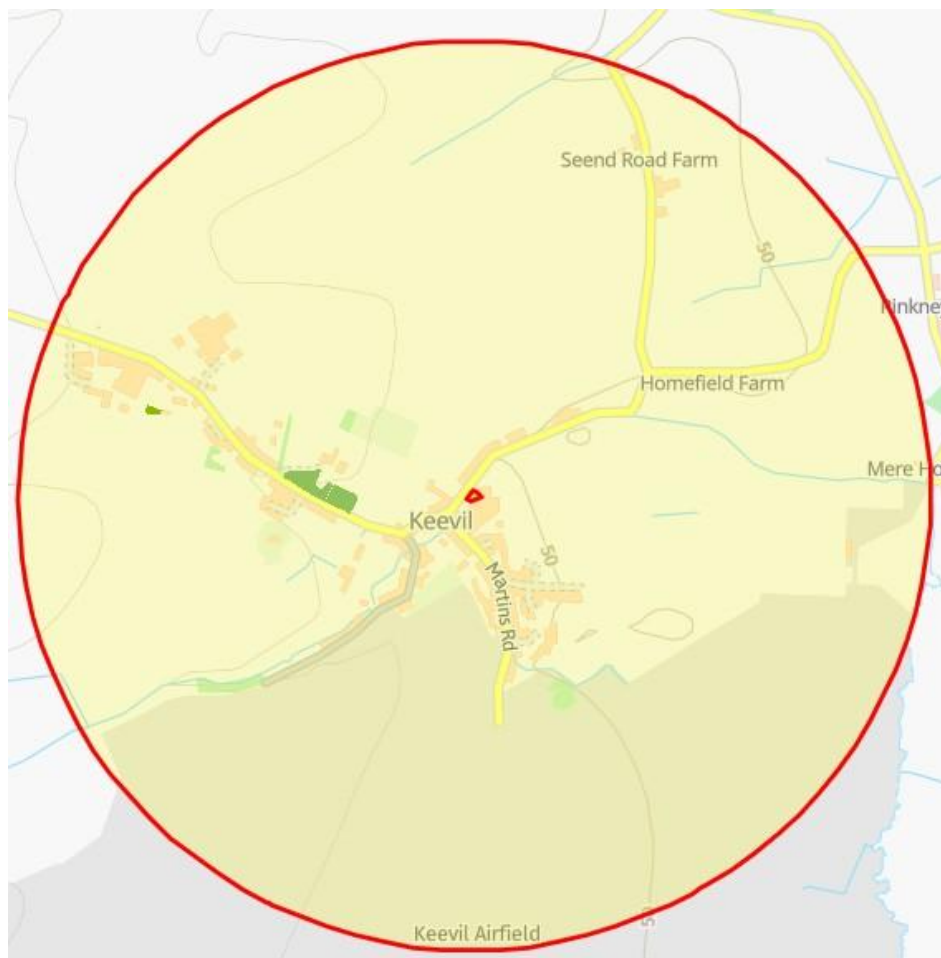


Figure 2. Priority habitats and designated sites. *Courtesy of Magicmaps*

Building assessments

The property is situated in a rural setting in the village of Keevil in Wiltshire (See figure 1).

House

The house is a large dormer bungalow dating to the 1980s. It has plain brick and block walls and a roof faced with cement tiles which are in excellent order. The ridge tiles, leading, soffits and fascias are also all closed off with no openings (see figures 3-5).

The side entrance has an open porch which is unlined and has negligible potential for bats (see figure 6).

The loft was accessed via hatch in the hallway and is open with the dormer bay spaces connected and accessible from the main space. The roof is lined with felting which is in excellent condition with no external light visible from within and no sign of any bat activity (see figures 7-8).



Figure 3. Eastern and northern elevations looking east



Figure 4. Western gable and western third of rear elevations looking north



Figure 5. Southern elevations looking northwest



Figure 6. House west gable entrance porch area looking southeast



Figure 7. House loft looking southwest.



Figure 8. House loft below east gable.

Garage

The garage is attached to the east gable of the house and has up and over doors to the north and south opening into two separate spaces (see figures 9-11). The south space was used as a furnace room with chimney venting through the loft space above the garage. The north bay roof space is open and permanently illuminated via side windows (see figures 12). There was no sign of any bat activity within the garage and the timber framing is nailed sawn softwood with no crevices or holes.

Trees

The only tree within 20m of the property is an oak circa 50 years old. This is in good health with no cavities or holes and no ivy. It has negligible potential for roosting bats (see figure 13).



Figure 9. Garage looking northeast



Figure 10. Garage looking northwest



Figure 11. Garage east gable looking southwest

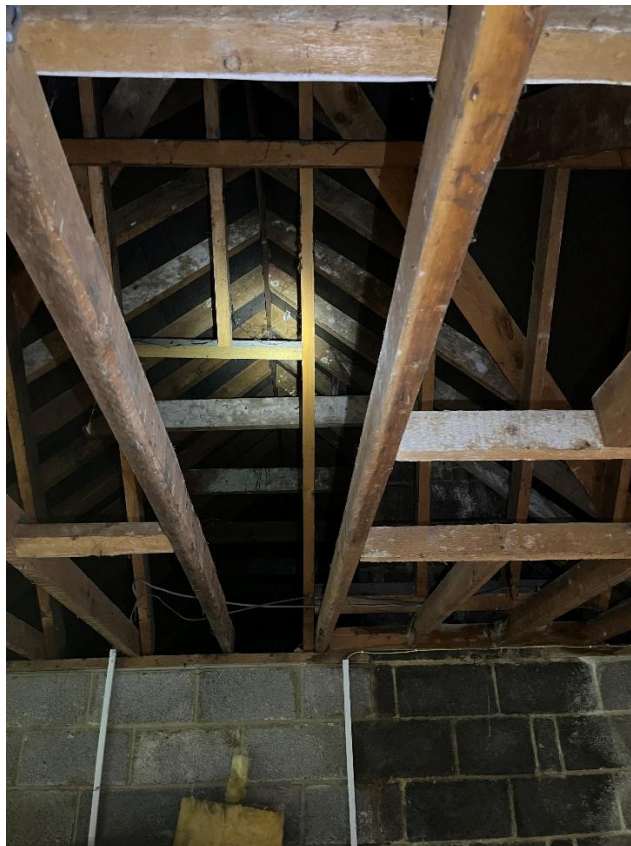


Figure 12. Interior of garage looking southeast.



Figure 13. Oak tree at NE corner of plot looking east.

OTHER WILDLIFE

BIRDLIFE

All wild birds are protected under Wildlife and Countryside Act 1981, as amended, from damage or destruction of their nest whilst in use or construction, some birds listed on Schedule 1 receive additional protection from disturbance during nesting.

There was no sign of any bird nesting activity on the house and garage. There is a small evergreen bush growing against the east gable of the garage. It is recommended that this is removed prior to nesting season (1st March to 31st August).

EVALUATION, IMPACTS AND RECOMMENDATIONS

There was no sign of any bat activity in the house and garage which have no openings into the roof spaces, soffits and fascias.

Therefore, the house and garage have negligible potential for roosting bats and phase 2 bat surveys are not recommended.

An Improved Cavity Bat Box (shown in figure 14 below) should also be established on the replacement garage southeast facing gable. These are suitable for the smaller British bats, including pipistrelles.



Figure 14: The improved cavity box to be established on site

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

REFERENCES

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

INTERNET RESOURCES

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk