

Wiltshire Council has requested a protected species survey of the existing sheds and development plot. Pure Ecology was commissioned to undertake this survey, which includes a Phase 1 bat (building) roost inspection of the sheds and trees scheduled for removal. The survey was undertaken by Anton Kattan (Natural England bat survey licence Level 2 Class CL18, Licence No. 2015-12201-CLS-CLS) and Stephen Dangerfield (Natural England bat survey licence Level 1 Class WLM-CL17, Licence No. 2025-84487-CL17-BAT), who have a combined 50 years' professional experience and are both full members of the Chartered Institute of Ecology and Environmental Management (CIEEM).

METHODOLOGY

A phase 1 (building) bat roost survey of the two sheds was undertaken on 17th December 2025. The survey included an assessment of the actual presence or potential for the buildings to support roosting bats undertaken by two very experienced licensed bat surveyors in accordance with Bat Conservation Trust guidelines¹. The survey included an internal and external inspection of the sheds. A ladder, high-powered torch, endoscope and binoculars were available and where appropriate used to examine the building fabric.

Evidence of bats, considered during the search included:

- Droppings.
- Urine staining.
- Feeding remains (such as moth wings).
- Smudge marks and scratches around potential bat roost holes.
- Live roosting bats, bat skeletal remains or dead bats.

Conditions indicating an absence of bats can include the presence of spider webs, bird nesting material and wasp nest material blocking access holes or possible roosting gaps, sheltering live butterflies/moths, cluster flies and other insects, or presence of potential predators such as cats and rats.

Bat roost potential was established using the following scale:

1. Negligible potential/not a roost: no suitable features.
2. Low potential: one or more suitable features that could be used by individual bats opportunistically.
3. Moderate potential: one or more suitable features that could be used by bats, but unlikely to support a roost of high conservation status.
4. High potential: one or more suitable features that are suitable for use by larger numbers of bats on a regular basis.
5. Confirmed roost: evidence of current/recent bat occupation.

¹ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Ed.) The Bat Conservation Trust, London.



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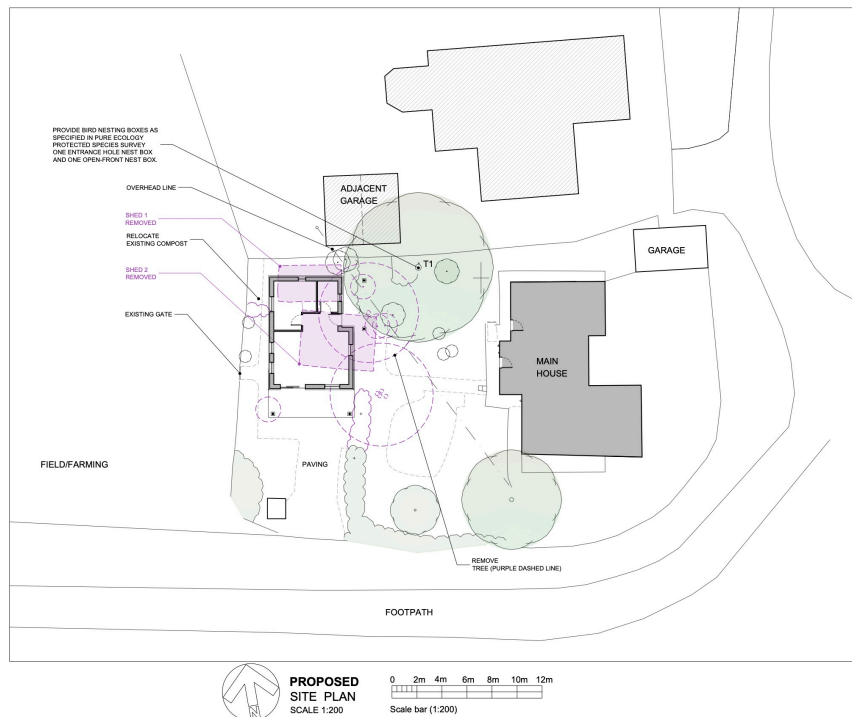
Date: 22nd December 2025

Pond Cottage
60 The Green
Poulshot
Devizes
Wiltshire, SN10 1RY

Re: Replacing Sheds with an Ancillary Building at Pond Cottage – Protected Species Survey

INTRODUCTION

The client has submitted a planning application to Wiltshire Council to demolish two existing rear garden sheds and replace them with an ancillary building to the main house. The proposal also includes removal of a few trees / shrubs and a short length of garden hedge. The sheds are located within the rear garden of the main house (NGR ST 968 596), as shown below.



An assessment of trees, shrubs and hedge scheduled for removal were assessed for the potential to support roosting bats.

The building and tree bat roost survey was undertaken in accordance with Bat Conservation Trust guidelines (Collins, J (ed.), 2023) and Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (Andrews, 2018).

The ecological survey also assessed the sheds and immediate surrounding habitat for the actual or potential for nesting birds and other protected/notable species to use the building/development site. All parts of the sheds, vegetation and immediate surrounding land were fully accessible and weather conditions were good (clear, still and dry). It is concluded that the level of survey conducted is sufficient to establish likelihood of presence of protected / notable species, and as such underpin this ecological appraisal.

RESULTS

Building descriptions

Shed 1

Shed 1 is ca. 5m long by 3m wide. The shed is constructed with a softwood timber frame. Walls are a combination of single-skin (unlined) corrugated metal, timber ship-lap boards and a fence panel. There is a glazed / blocked window on the west-facing end elevation and a single, closed door on the east-facing end elevation.

The roof is shallow pitched and clad in corrugated metal sheets and metal ridge cap, which are unlined, and there are lots of small rust holes through the metal roof sheets.

The shed roof structure is constructed with softwood timber purlins and rafters, which are all close-fitting and leave no gaps. The ridge is open being formed by two separated purlins.

Shed 1 has no external or internal gaps, crevices or hidden voids that could potentially be exploited by roosting bats. The interior of the shed has exposed roof timbers that hanging/clinging bats could potentially use, but the building interior provides unsuitable environmental conditions for bats being open, light, draughty (thermally unstable) and damp while there are no large flyways into the shed interior. Furthermore, there is established spider webbing along / spanning / filling the roof ridge / under eaves / across walls and purlins etc.



Shed 1 showing west-facing elevation (left) and east-facing elevation with privet vegetation scheduled for removal (right)



Shed 1 interior with degraded roof (left) and established webbing (right)

Shed 2

Shed 1 is ca. 6m long by 4m wide. The shed is constructed with a softwood timber frame. Walls are a combination of single-skin (unlined) corrugated metal, corrugated fibreboard, corrugated translucent plastic and timber ship-lap boards. There are lots of gaps, especially associated with the ship-lap, and these lead directly into the shed interior. There are two large openings along the south-facing side of the shed.

The roof is shallow pitched and clad in corrugated metal sheets and metal ridge cap, which are unlined, and there is a large translucent plastic skylight.

The shed roof structure is constructed with softwood timber purlins and rafters, which are all close-fitting and leave no gaps. There is a single, flat ridge board.



Shed 2 showing west and south-facing elevations (left) and east elevation (right)



Shed 2 showing east and north-facing elevations with vegetation scheduled for removal (left) and the shed interior which is open and light (right)

Shed 2 has no external or internal gaps, crevices or hidden voids that could potentially be exploited by roosting bats. The interior of the shed has exposed roof timbers that hanging/clinging bats could potentially use, but the building interior provides unsuitable environmental conditions for bats being very open, light and draughty (thermally unstable). Furthermore, there is established spider webbing along / spanning the roof ridge / under eaves etc.

Vegetation scheduled for removal

A few garden trees and shrubs are scheduled for removal, which include a multi-stemmed hazel (*Corylus* sp), a small elder (*Sambucus nigra*), suckering garden privet (*Ligustrum ovalifolium*) and other small garden/ornamental trees/shrubs.

A 5m length of internal garden cherry laurel (*Prunus laurocerasus*) hedge will also be removed to facilitate the development.



Multi-stemmed hazel and cherry laurel hedge scheduled for removal (left) and small tree scheduled for removal with close-boarded fencing at end of garden (right)

Garden habitat

The rear garden of Pond Cottage is laid to a combination of lawn and hard-standing, with the land immediately surrounding the sheds comprising mainly gravel and brick/flagstone paths and patios, which is planted with a variety of small garden/ornamental trees, shrubs and other herbaceous plants.

The rear garden is fully enclosed within close-boarded timber fencing which ranges from about 1.8m high up to 3m+ high along the southern boundary adjacent to the bridleway.

There is existing garden floodlights located on the rear of the main house.



Rear garden with 3m+ high close-boarded fencing along southern boundary (left) and floodlights on rear of main house (right)

Roosting bats

Buildings

There are no suitable external or internal gaps / crevices or other hidden voids associated with the two sheds that crevice-dwelling bats can use. The roof timbers are all very close-fitting leaving no gaps. The roofs are unlined and there is no hanging ridge board. The internal spaces of the sheds can therefore be classed with a high degree of confidence of having no potential to support crevice-dwelling bats.

There are exposed roof timbers in both sheds, but the internal spaces would only be suitable for hanging / clinging bats, e.g. horseshoe bats, and then only for individual or small numbers of bats (not suitable to support a colony / maternity or winter hibernation roost). If horseshoe bats were present / using the shed interiors then evidence of their presence would be clear as there would be accumulations / scattered droppings on the floor and other surfaces.

During the survey no evidence of bat roosting, occupation or other bat activity was found within either shed: there are no live or dead bats, no scattered or accumulated bat droppings, no insect feeding remains, and no urine droplets.

The environmental conditions within the shed interiors are sub-optimal for roosting bats, and there is evidence indicating the absence of bats including established spider webbing spanning, covering or filling the roof ridge, eaves etc., which demonstrates that bats have not accessed the internal spaces or used the roof features of the sheds.

Given the construction, physical condition and environmental conditions associated with the two sheds combined with a complete lack of evidence of bat roosting / presence and evidence suggesting an absence of

bats (i.e. established spider webbing), both sheds are classed as Category 1 (not a roost) and are considered to provide negligible bat roosting potential in the future.

Trees and other vegetation

The trees, shrubs and hedge located around the sheds, which are scheduled to be removed, do not support potential bat roosting features given their size, age and condition. All trees, shrubs and hedge are classed as Category 1 (not a roost / negligible potential).

Summary

Roosting bats are not a constraint for the proposed development, and no further bat survey or mitigation for bats is required for this project to support the planning application.

Foraging and commuting bats

The application site is not located within a Bat Consultation Zone (potential core foraging area) for bats associated with a European protected bat site.

The habitat directly affected by the development proposal comprises the two sheds, a few garden trees/shrubs and mainly hard-standing positioned within a residential garden that is fully enclosed by close-boarded garden fencing. The habitats are of negligible quality for foraging bats, which do not provide a resource of invertebrate prey items. The garden is already subject to lighting impacts that are fully contained by close-boarded fencing, and therefore any new building will not contribute to or exacerbate this current situation.

Foraging and commuting bats are not a constraint for this proposed development, and no further bat survey is required for this project to support the planning application.

Nesting birds

There is no evidence of recent bird nesting within Shed 1, Shed 2 or any vegetation to be removed.

There was very old nesting material for a small passerine bird, possibly wren (*Troglodytes troglodytes*), within the open ridge of Shed 2 – shown here - while bird droppings were observed in Shed 1.

Although there no evidence of recent nesting bird activity was found during the survey, it is always possible that a small passerine bird could nest on or within one of the sheds or within vegetation scheduled for removal.

The sheds are not used by barn owl (*Tyto alba*) for nesting or roosting.

Other protected species

The ecology survey has concluded that there are no other protected / notable species inhabiting or using the sheds and vegetation scheduled for removal, or associated with the rear garden.



For example, there is no badger sett or any signs of badger, and the buildings / land are unsuitable for supporting reptiles or great crested newt in their terrestrial phase.

Other protected / notable animals are not a constraint for the proposed development, and no further survey is required for this project to support the planning application.

MITIGATION AND ENHANCEMENT

Protecting nesting birds

To ensure compliance with the Wildlife and Countryside Act, 1981 (as amended) the removal of the garden sheds and vegetation should proceed carefully giving due consideration to the potential to find a nesting bird. If a bird nest is found (including birds constructing a nest, nest with eggs or hatchlings) work in that location / affecting the nesting site should stop, an ecologist consulted and work should not re-start until birds have vacated the nest.

New bird nesting boxes

To provide habitat for nesting birds, two pre-fabricated bird nest boxes should be installed on the larger tree being retained to the east of the new building –shown here. It is recommended that one 'entrance hole' and one 'open-fronted' bird boxes, as shown below, should be installed.

Boxes should be installed as far above the ground as possible (minimum 3m above ground level) but not in direct sunlight or in an overly exposed position (i.e. preferably north- or east-facing).



Entrance hole nest box



Open-fronted nest box



Yours sincerely



Anton Kattan MCIEEM
[Director]