



Whittonditch House
Ramsbury
SN8 2PZ

GR: SU 28993 72508

May 2025



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Contract Details	
British Standard for Biodiversity	BS 42020:2013
Client	Sophie Knight
Architect/Planning Consultant	Lasseter Downie - Jade Higgs
Report Reference	BESR_Whittonditch House_Sophie Knight_June_2025
Date of Report	28/07/2025
Final Survey Date	19/09/2025
Associated Reports	PRNA_Whittonditch House_Sophie Knight_May_2025
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Methodology

The bat emergence survey and report methodology undertaken adheres to Method Statement, Roost Characteristics, Surveys for Structures, as per: Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London & UK Bat Mitigation Guidelines – September 2023 www.cieem.net

1 Introduction

1.1 Summary of Bat Emergence Survey Results

A Preliminary Roost & Nest Assessment was undertaken at this site. The site survey assessment concluded sufficient ingress features suited to occupation by bats existed which could not be appropriately discounted. A low assessment for potential suitability to host roosting bats during the active season, was made. One Bat Emergence Surveys were therefore required prior to any works commencing which might cause disturbance, harm or death to bat species.

Structure Surveyed	The Bungalow	
Dates of Surveys	Most Recent BES & final inspection.	19/06/2025
	PRNA Assessment	23/05/2025
Roosting value	Did bats conclusively emerge from the structure?	No – despite the assessment of potential in the PRNA, bats did not emerge or enter or were otherwise recorded using the structure surveyed.
Summary of Bat Activity onsite	Bats were active in the area on each Emergence Survey demonstrating the survey conditions were compliant with expected conditions: Temperature above 7°, minimal precipitation, wind below 5 Beaufort. Species included: - Common Pipistrelle - Leisler's bat - Noctule - Serotine	
Proposed Works	It is understood that the proposed works will involve demolition and reconstruction, at least in part, of the bungalow.	
Summary Conclusion	The survey results conclusively indicate over the emergence surveys during the active season that bats are NOT occupying roosts within the structure identified.	
Summary of Next Steps	Submit this report to the local planning authority	
Summary of Mitigation	Mitigation for nesting blackbird is required. Seasonal constraints apply.	
Summary of Enhancement	Enhancement of the site is a planning requirement. This site will be enhanced for birds. Refer to Enhancement Section.	

2 Methodology

The bat emergence survey and report methodology undertaken adheres to the Collins, J (ed.) (2023) Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines4thedition for surveys undertaken in the season 2024 and 3rd edition for surveys undertaken in the previous season.

3 Survey Results

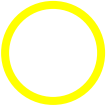
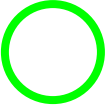
Table 3.1

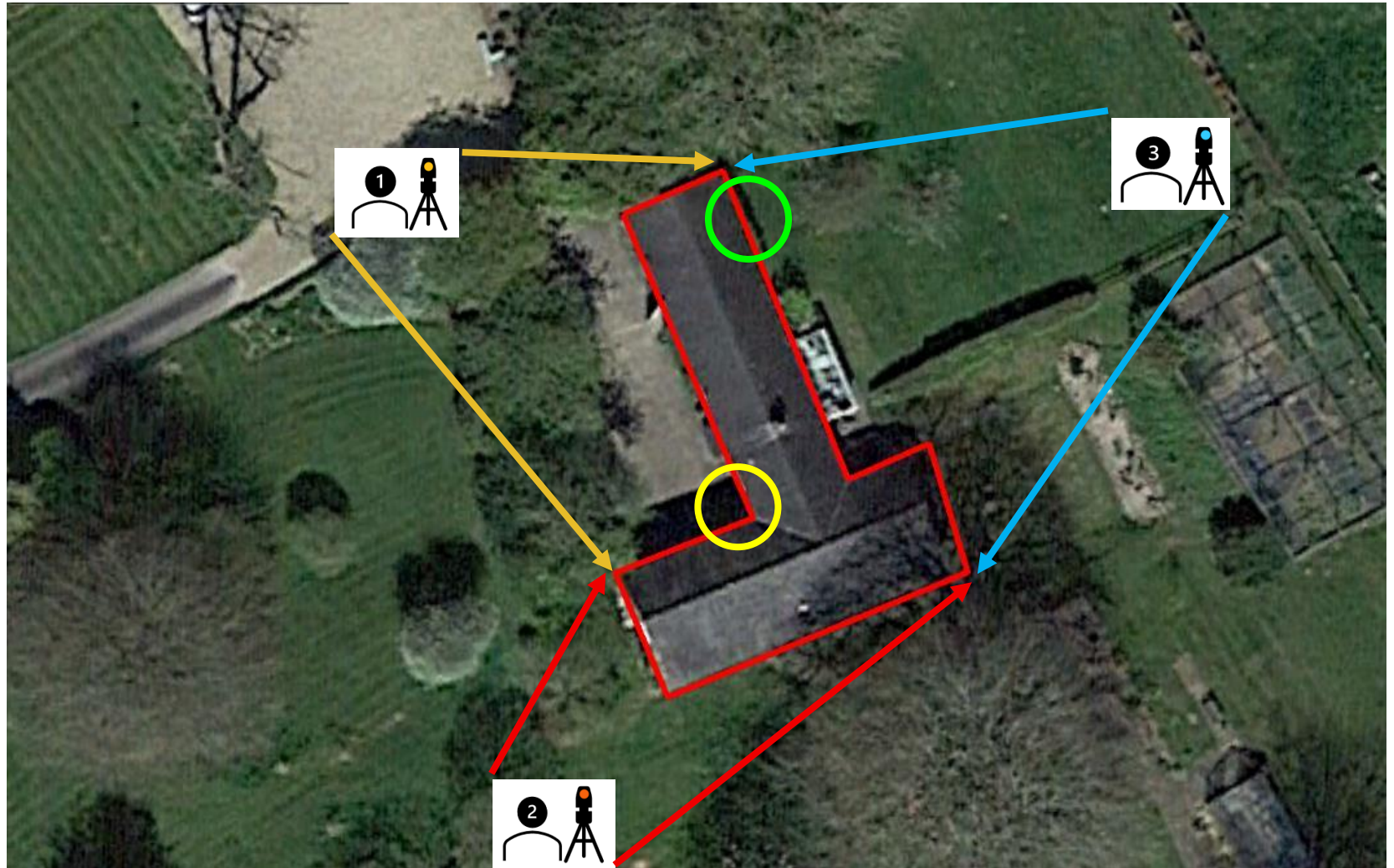
Survey Date	Survey Duration	Technical Equipment	Compliant Conditions		
			Start		End
19/09/2025	Start: - 21:07 Sunset: - 21:27 End: - 22:57	Sony Nightvision Camcorders paired with RayTec illuminators.	Temp °C	22	20
Number of Visual Recorders 3		HIKVision Bullet Thermal camera.	Wind (B)	2	2
		HIKMicro Pocket Thermal camera.	Precip.' %	0	0
		Echo meter – touch 2 Pro.	Humidity %	57	62
		Echo meter – touch 2.			
Survey Constraints: None. All conditions were compliant with requirements.					

Table 3.2 Survey Results

Date	Emerging/ Re-entering		Location Roost/ingress	Bats Passing/in Association	Foraging/Commuting Habitat
Survey 1	NA	0	NA	28 Common pipistrelles 17 Noctules 13 Serotines 1 Leisler’s bat	Not identified

3.1 Map of Surveyor Location.

Legend	
Surveyor 1 and camera	
Surveyor 2 and camera	
Surveyor 3 and camera	
Location of the active blackbird nest	
Location of blackbird activity	



3.1.1 Images Obtained During the Survey



Surveyor 1 and camera angle



Surveyor 2 and camera angle



Surveyor 3 and camera angle



The nest found during the PRNA became an active blackbird nest by the Bat Emergence survey



Blackbirds were also flying in and out of the climbing hydrangea



Active black bird nest found within the surveyed structure

4 Interpretation of Roost Assessment & Characteristic.

4.1 Survey Objectives

The Bat Emergence Survey was undertaken in order to establish:

- ✓ Whether bats are currently using the structure/s for roosting;
- ✓ If so, to identify the species present;
- ✓ To locate access / entry / exit points;
- ✓ To identify any potential ecological constraints on the development;
- ✓ To provide guidance on the Natural England EPSL (European Protected Species Licensing) or alternative procedures if required.

The survey specifically aimed to provide:

- Confirmation of the bat species, number of bats and access points used
- Advice on the need for further survey/s and/or appropriate mitigation required

The Bat Emergence Surveys undertaken answered the following criteria. Therefore, an assessment and conclusion as to the unmitigated impacts has been made possible.

- Are bat roosts present or likely to be absent?
 - o Likely to be absent

5 Mitigation Requirements

5.1 Predicted Impact of the Proposed Design

The Bat Emergence Surveys did not evidence the presence of roosting bats onsite. Therefore, the assessment of predicted impact is that bat roosting/ingress features, will not be impacted by the proposal brief.

Where additional habitats and species have been recorded as either onsite, potentially onsite or adjacent, reference must be made to the associated ecological report for this site. The developer must comply with the legislation for protected species and the results of the Bat Emergence Surveys do not discharge these responsibilities.

If any species take up habitation of the Site prior to works, the client should satisfy themselves that no legislation for their protection applies. If in doubt, the acting ecologist should be consulted for advice.

Submit this Bat Emergence Survey Report together with any other related reports to the Planning Authority.

5.1.1 Artificial Lighting Strategy

Any upgrading of the outdoor lighting is of particular importance as lighting can affect all aspects of bat behaviour and can contribute to their disturbance (BCT, 2018). Any proposed outdoor lighting scheme should be limited to occasional use and not be turned on as a daily routine. Lighting should be low level and directed downwards with hoods to avoid light spill and the following will be implemented when choosing the outside lighting:

- All lights should lack UV elements.
- Metal halide, fluorescent sources should not be used.
- LED lights should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce the blue light component.
- Lighting should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- A timer switch is to be utilised on any additional proposed outdoor lighting, to facilitate dark periods.

Bird Mitigation

Blackbird nesting sites might be lost to as a result of the proposed works.

In addition, it is possible that bird nests could also be newly established in association with this site during future bird nesting seasons. The bird nesting season generally extends from March to August inclusive. Although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period and it is the nesting behaviour that must be observed, not the supposed time frame, as collared doves (*Streptopelia decaocto*) and barn owls (*Tyto alba*) have been observed to



nest in every month of the year. All British birds and their nests are protected whilst in use; therefore, if a nest is found during construction work, all activity must cease within proximity and ecological advice (Tel: 01503 240846 or 07736 458609) sought immediately.

- To mitigate this loss, provide: a black bird nest box
- Development cannot begin until all bird nests are no longer in use. As such, any work will have to take place outside of the current breeding season: from September to February (approximately).

The client/agent must:

- Take note of the law regarding birds and their responsibilities for protected species and the sensitive time frame for removing structures: outside of the nesting, breeding and fledging season.
- Ensure that new nesting boxes are of durable and ideally permanent construction. Some account must be taken of the potential need to maintain, and in the case of wall mounted units, replace boxes after a number of years in use.
- Boxes are best erected on the east or north facings to avoid eggs and chicks overheating.
- For many common song-bird species, where domestic or feral cats may roam, positions of not less than 3m high are preferable.
- It is preferable to site nest boxes in locations that are accessible for maintenance, away from bird feeders, a discrete distance away from other nest boxes and so that they provide some protection from predators and vandalism.

5.1.2 Impact Avoidance During the Construction Phase

All activities on site should bear in mind the potential for other wildlife or the environment being harmed through the process of development from inception to end, with a proactive approach occurring for lawful protection of wildlife and the environment regarding use of materials, machines, chemicals, and human activity on site. Although this reports focus is bats, there are laws governing the protection of species and habits which remain applicable, and which would be negligent to ignore. Therefore: -

The client is obliged to:

- o Prevent invasive non-native plants on development land managed during this time from spreading into the wild or a neighbour's property and causing a nuisance. Restrictions apply to mulching and earth moving which may cause the spread of invasive non-native plants and animals. Restrictions apply to activities that cause the spread of non-native animals into the wild.
- o Contractors must ensure that no harm can come to wildlife by maintaining the site efficiently, clearing away any material such as wire in which animals can become entangled and preventing access to toxic substances.
- o Any large bore pipes should be capped at the end of the day to reduce the potential for badgers and other wildlife entering and becoming trapped.

- Trenches or large excavations should be covered overnight to prevent wildlife such as badgers or hedgehogs falling in and failing to escape. If this is not possible then a strategically placed plank may provide a means of escape.
- Areas that are being retained should be protected from damage during construction by erecting Heras (or similar) fencing around these features. The fencing should be erected outside the line of the canopy as this helps protect the roots from compaction of the soil.
- Any areas proposed for planting post-development should be fenced off where possible to prevent compaction of the soil through vehicle movements.
- If there is a substantial delay before development commences, the site should be maintained in a way that would prevent wildlife colonising it and causing constraints in the future. Such management should include mowing grassland at least twice a year and preventing scrub encroachment.
- Piles of brush wood and or log piles should be carefully inspected for signs of wildlife prior to their removal. This is especially crucial during the period March – September (inclusive) as some species of bird choose such sites to construct their nests. Ideally removal of such features should be done outside of the nesting season. If this is not possible, it is recommended that these features are covered in such a way as to exclude / prevent birds and / or reptiles taking up residence. Should nesting birds or reptiles be discovered, work must cease immediately, and ecological advice sought.
- All hedgerows / trees / shrubs removal should be done outside of the bird nesting season March – September (inclusive). If removal is not possible during this period, careful checks of such, must be conducted by a suitably experienced ecologist prior to works commencing.

6 Enhancement Feature

This site will be enhanced for birds. The National Planning Policy Framework (NPPF) sets out the UK Government's national policies on enhancement of biodiversity and promotion of ecosystem services through the planning system.

Under NPPF, the Local Planning Authorities (LPA) has an obligation to promote the preservation, restoration and recreation of priority habitats, ecological and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). LPAs will therefore seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for.

As a minimum LPAs now expect any new structure to include bat roost or bird nesting provision.

One bird provision in addition to the mitigation will be obtained for this site. The provision will be suited to the changes made to the property – namely: integrated into the structure where extensions are constructed, gables and eaves are re-constructed, and where changes to the roof etc are made. The provision will be suited to species such as sparrows, or small hole nesting birds,

- Located to the north or east to prevent eggs overheating
- Be of robust and resilient material composition
- Be replaced when/if wear and tear occur.

Certain works will not accommodate integration of provision, in this case, provision will be erected on the external facing of a wall, orientated to the north or east.

- Be of robust, weather proofed, resilient material.
- Be replaced when wear and tear occur.

Examples of suitable Provision – integrated provision are as below.



Blackbird FSC Nest Box

7 Conclusions

The surveyors and or their recording equipment were positioned to cover all aspects of the structure proposed for works, with particular emphasis placed on those areas most likely to be used by emerging bats.

Wind strength, precipitation, humidity and temperature were all recorded at the start and on completion of the survey and were compliant with survey requirements.

The surveyors were each equipped with appropriate recording apparatus for evidencing presence/absence and identification.

The surveys followed guidance detailed in Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.). The Bat Conservation Trust, London.

The survey results conclusively indicate over the emergence surveys during the active season that bats are NOT occupying roosts within the structure identified.

The site will be enhanced as per Local Planning Authority policy/regulations. Provision for birds is required as per the Enhancement section.

END

8 References and Further Information

- Battersby, J. (Edited and compiled; 2005). *UK Mammals: Species Status and Population Trends*. JNCC/Tracking Mammals Partnership 2005. ISBN 1-86107568-5 <http://www.jncc.gov.uk/page-3311>
- Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.)*. The Bat Conservation Trust, London.
- Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.)*. The Bat Conservation Trust, London.
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- Countryside and Rights of Way Act 2000. HMSO
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- Waring, S. (2012). *Bats & Breathable Roofing Membranes*. University of Reading www.batsandbrms.co.uk
- www.gov.uk/guidance/bats-advice-for-making-planning-decisions

Please refer to all details regarding Method Statement, Roost Characteristics, Surveys for Structures, as per:

- Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.)*. The Bat Conservation Trust, London.
- Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.)*. The Bat Conservation Trust, London.
- UK Bat Mitigation Guidelines – September 2023 www.cieem.net