

PRELIMINARY ROOST APPRAISAL REPORT

COPPICE DELL, 2 CHURCH LANE,
LIMPLEY STOKE, WILTSHIRE

By

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INTRODUCTION

Stark Ecology Ltd was asked by En Space Architects to carry out a Preliminary Roost Appraisal of a detached garage at Coppice Dell, 2 Church Lane, Limpley Stoke which is proposed for demolition to make way for a new dwelling.

The site is located at OS Grid Reference ST781605 in the southern part of the village of Limpley Stoke. The property is surrounded by mixed farmland with excellent hedgerow and woodland connectivity through the wider landscape.

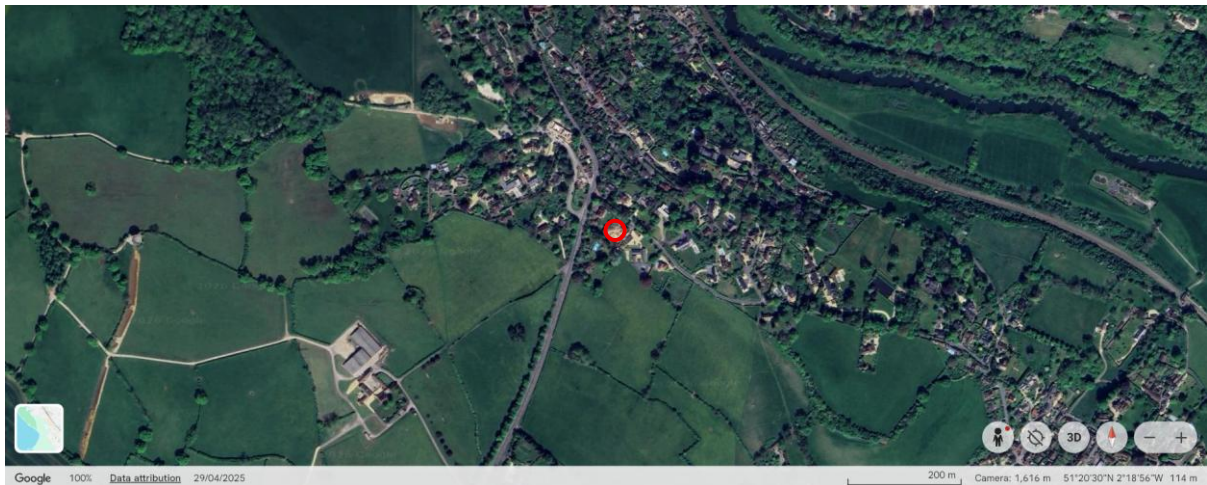


Fig 1: Coppice Dell is surrounded by mixed farmland with excellent connectivity to woodland and hedgerow networks.

The Preliminary Roost Appraisal was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2025-85991-CLS-CLS) on 27th January 2026 when the weather was overcast with rain showers and a moderate wind. The temperature was c.9°C.

METHODOLOGY

Data Search

The MAGIC website was used to search for details of protected and designated sites within 2km and for details of any European Protected Species licences which have been granted by Natural England for work at sites within 2km.

Preliminary Roost Appraisal

The garage was surveyed in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust (2023). It was examined externally for cracks, crevices or other features that could be used by bats for shelter or as access points to voids within the building. Internally it was inspected for evidence of use by roosting bats.

Limitations

This survey provides a brief snapshot of the site at the time the work was carried out and while every step was taken to ensure that the results of the survey are accurate, features of ecological value can change and therefore this report is only valid for 12 months.

RESULTS

Desk Study

Habitats

There are no Special Protection Areas (SPA) within 2km of 2 Church Lane but the nearest unit of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) is c.1.3km to the east (the Winsley Mines Site of Special Scientific Interest (SSSI), which provides an important hibernation roost for greater horseshoe *Rhinolophus ferrumequinum* bats). The SAC comprises a network of significant underground sites which are used by bats for hibernation, breeding, mating and dispersal and Coppice Dell lies within the core zones for greater horseshoe and lesser horseshoe *R. hipposideros* bats associated with the Bath and Bradford on Avon Bats SAC.

Approximately 300m to the northwest the Midford Valley Woods SSSI comprises some of the best examples of southern calcareous ash-wych elm woods on the oolitic limestone of the Wiltshire Cotswolds. It is a floristically rich site with large populations of a plant which has a nationally restricted distribution.

Species

Nine licences have been granted by Natural England for work affecting bat roosts within 2km of Coppice Dell:

- In 2018, at a site which is <100m to the south, a licence was granted for work resulting in the destruction of a resting place used by common pipistrelle *Pipistrellus pipistrellus* bats.
- In 2018, at a site which is c.320m to the north, a licence was granted for work resulting in the destruction of a resting place used by common pipistrelle and serotine *Eptesicus serotinus* bats.
- In 2012, at a site which is c.550m to the northeast, a licence was granted for work resulting in the destruction of a resting place used by soprano pipistrelle *P. pygmaeus* bats.
- In 2018, at a site which is c.650m to the southwest, a licence was granted for work resulting in damage to and destruction of a resting place and damage to a breeding place used by lesser horseshoe, common pipistrelle, natterer's *Myotis nattereri* and serotine bats.

- In 2014, at a site which is c.1km to the southeast, a licence was granted for work resulting in the destruction of a resting place used by greater horseshoe, lesser horseshoe, common pipistrelle, soprano pipistrelle and serotine bats.
- In 2016, at a site which is c.1km to the southeast, a licence was granted for work resulting in the destruction of a soprano pipistrelle resting place.
- In 2018, at a site which is c.1.3km to the north, a licence was granted for work resulting in damage to and destruction of a resting place used by lesser and greater horseshoe bats.
- In 2016, at a site which is c.1.3km to the east, a licence was granted for the destruction of a resting place used by common pipistrelle, soprano pipistrelle and lesser horseshoe bats.
- In 2015, at a site which is c.1.6km to the east, a licence was granted for unspecified work to a roost used by brown long-eared *Plecotus auritus* and common pipistrelle bats.

Preliminary Roost Appraisal

The garage at Coppice Dell is a single storey building which has prefabricated cement panel walls and an unlined corrugated cement fibre roof which has a shallow mono-pitch. The roof panels are sealed to the walls with a metal fascia board.



Fig 2: The garage at Coppice Dell.

This photo taken facing southeast on 27th January 2026.

Vehicular access to the garage is through timber doors which include glass panels. These doors are not in regular use and are kept closed and secured.



Fig 3: Doors on the southern face of the garage are kept closed and secured.

This photo taken facing north on 27th January 2026.

There is an additional access on the eastern face of the building where a uPVC door is also kept closed and secured.

Internally the garage is disturbed by daylight between sunrise and sunset and there are no crevices or other areas inside the building that are not disturbed by the ingress of light.



Fig 4: All internal areas of the garage are disturbed by daylight.

This photo taken on 27th January 2026.

At the rear of the building is an open alcove area with a concrete pad base and with an overhang of the unlined corrugated cement fibre roof. This area of the building is open to the elements and provides no shelter from daylight, wind or the ingress of rain.



Fig 5: There is an open alcove on the northern face of the garage.

This photo taken on 27th January 2026.

To the rear of the garage the building is covered in ivy *Hedera helix* and there is bramble *Rubus fruticosus* agg. and buddleia *Buddleia davidii* to the north and east of the building. There is a triple stemmed ash *Fraxinus excelsior* tree at the northeastern corner of the building.



Fig 6: The rear of the garage is covered in ivy.

This photo taken facing southeast on 27th January 2026.



Fig 7: There is scrub to the east of the garage and a triple-stemmed ash tree.

This photo taken 27th January 2026.

Bats

Externally the garage at Coppice Dell is well sealed with no gaps identified in the walls and no crevices identified in the roof or where the roof and walls join which could be used by roosting bats. The alcove to the rear of the garage was carefully considered as it is open, allowing fly-in access, but there is no shelter in this area from daylight, wind or rain and so having been fully inspected, it was concluded that this area of the building would not provide suitable shelter for bats (including as a night roost or feeding perch).

There is no direct access to internal areas of the garage as doors are kept closed and secured. Windows allow daylight to penetrate all areas of the building. All areas of the garage were accessible to the surveyor at the time of this survey and no evidence of bats was found in any area.

The garage at Coppice Dell is considered to have Negligible potential to support roosting bats.

An ivy-covered ash tree at the north east corner of the garage does not support any features which could be used by roosting bats and the ivy is not dense enough to be used for this purpose.

Nesting Birds

Most of the garage building does not provide opportunities for nesting birds as there is no fly-in access. The alcove to the rear is accessible for nesting but no evidence of use by nesting birds was found here.

The ivy which covers the northern part of the building is potentially suitable for nesting birds to use, as is the bramble and buddleia scrub.

Other Species

The garden of Coppice Dell, including the habitat immediately surrounding the garage, is suitable for use by hedgehogs *Erinaceus europaeus*, which could commute and forage through the garden and seek shelter, including over the winter hibernation period, in boundary vegetation.

LEGISLATION

Nesting Birds

The Wildlife & Countryside Act 1981 protects bird species in the UK and makes it an offence to:

- Intentionally kill, injure or take a wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- Intentionally take or destroy the egg of any wild bird.

Other offences under this legislation relate to taking and possessing specimens or the eggs of wild birds.

Hedgehog

Hedgehogs are a Species of Principal Importance (SoPI) under Section 41 of the NERC Act (2006) and should, as such, be conserved through the planning process. Hedgehogs would also fall under the provisions of the Wild Mammals (Protection) Act, 1996, which prevents certain cruel acts against wild mammals.

DISCUSSION AND CONCLUSIONS

Bats

The garage at Coppice Dell has Negligible potential to support roosting bats and no further surveys for them are required. Roosting bats are not considered to be a constraint to the proposals for the new dwelling at this site.

Nesting Birds

The bramble, buddleia and ivy adjacent to the garage are suitable for nesting birds and removal of this vegetation should avoid the active nesting season (March to August, inclusive).

No evidence of birds nesting in or on the garage has been identified.

Hedgehog

Hedgehogs could seek shelter, including for nesting, in the vegetation surrounding the garage. The removal of the root system of amenity shrubs should avoid the winter hibernation period.

Ecological Enhancement

To provide enhancement the following integrated features will be provided for the benefit of nesting birds and invertebrates in the new dwelling:

- One [Vivara Pro WoodStone® House Sparrow Nest Box | NHBS Practical Conservation Equipment](#) will be built into the northern face of the new property, at a minimum height of 2m.
- Three [Solitary Bee Bricks | NHBS Practical Conservation Equipment](#) to be built into the south and east aspects of the new property at a height of c.1m. These locations will be close to proposed garden planting and in a sheltered but sunny area.

REFERENCES

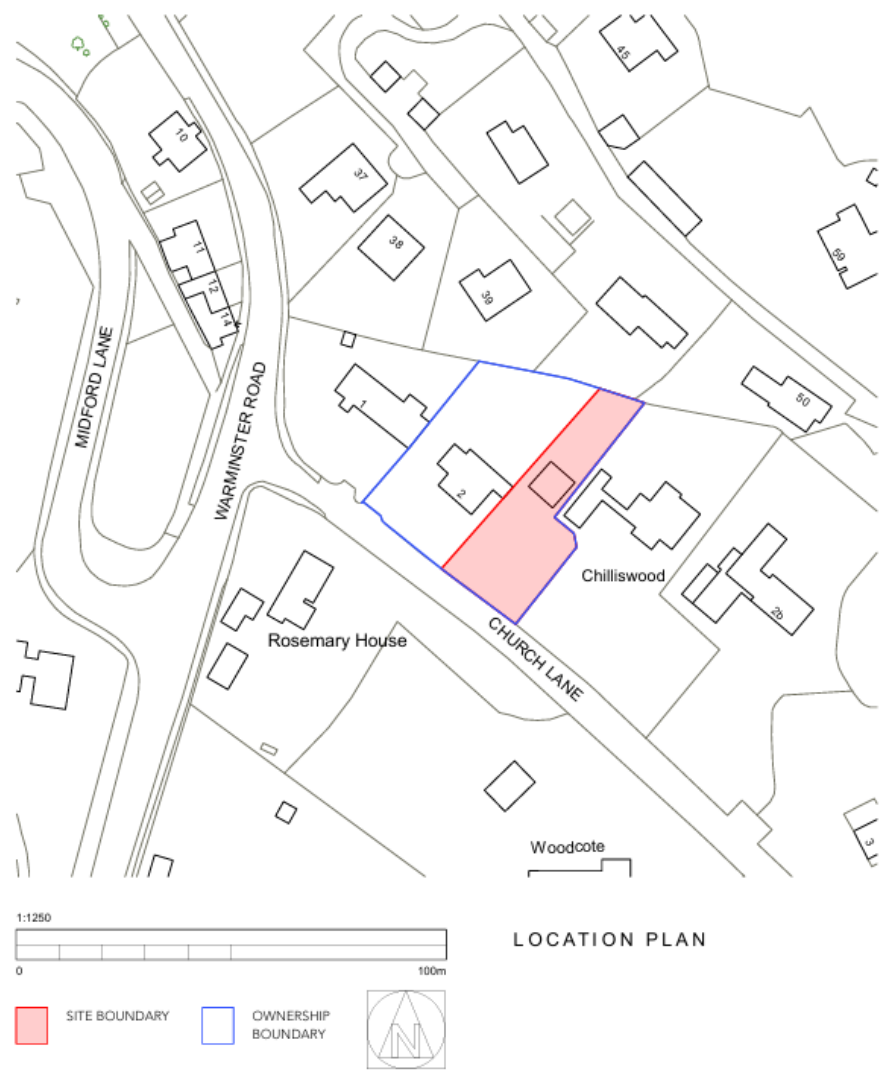
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APPENDIX 1: SITE MAPS AND PLANS





Existing Site Plans

2.0 Site & Surrounding Area

2.4 Existing Site Plan



Existing Site Plan - 1:200 @ A3

Proposed Site Plans

