

7 STOKE MEAD LIMPLEY STOKE BATH BA2 7GX

Preliminary Bat Roost Assessment Report

March 2026



Report Control Sheet

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1. INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Peter Watkins to undertake a Preliminary Roost Assessment (PRA) at 7 Stoke Mead, Limpley Stoke, Bath, BA2 7GX. This report has been produced to inform planning permission at the site for the proposed erection of a single storey rear extension, along with the demolition of the existing extension. The roof structure of the main dwelling is set to be raised, incorporating dormers and velux windows to form a new first floor level. The windows, doors, fascia, soffit boards, and gutters are set to be updated and replaced as part of the works.
- 1.1.2. The author of this report is Georgia Duffy MSc, Graduate Ecologist at Collington Winter. The report has been overseen by Katie Brewer BSc (Hons), Senior Ecologist, who holds a Level 2 Bat Survey Licence issued by Natural England (Ref: 2025-85576-CL17-BAT), with extensive experience in managing planning applications and delivering bat mitigation schemes. Katie has authored numerous ecological reports to support and inform planning decisions.

1.2. LOCATION & SITE CONTEXT

- 1.2.1. The site is located within the village of Limpley Stoke and the civil parish in Wiltshire. The site lies in the Avon valley, situated between Bath and Freshford. The site comprises of a single residential building. Ecological connectivity within the immediate vicinity is present, with habitats comprising of hedgerows, individual trees, residential gardens, agricultural fields, and woodlands.
- 1.2.2. The habitat connectivity from the site to more valuable habitats within the local area is assessed as high, with large parcels of woodland and agricultural fields surrounding the site. Residential roads immediately surround the site and are not anticipated to act as significant anthropogenic dispersal barriers. It is anticipated that common species of bats will be present within the surrounding and connecting habitats. Additionally, lesser horseshoe (*Rhinolophus hipposideros*) and greater horseshoe (*Rhinolophus ferrumequinum*) bats may be present in the surrounding area, due to previous records.



Figure 1.1. Site Location

1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building.
- Assess the value of the building for roosting bats.
- Search for signs of bats.
- Provide recommendations on any further surveys or mitigation required for bats.

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Consultation with publicly available sources for protected species data within a 3km search area of the site.
- Consultation of local council strategic development plans and other planning considerations.
- Referral to existing historic survey reports and results (if applicable).

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Bat Roost Assessment (PRA) of the site was undertaken by Shona Bancroft, BSc (Hons), Ecological Project Manager at Collington Winter Environmental. The survey was overseen by Katie Brewer BSc (Hons), Senior Ecologist, who holds a Level 2 Bat Survey Licence issued by Natural England (Ref: 2025-85576-CL17-BAT), on the 20th of March 2026. The weather was dry and mostly clear (2/8 oktas), with temperatures reaching 7°C.

2.2.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations, and evidence of bats.

2.2.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023). Potential flightpaths and foraging habitats were assessed as per categories listed in Figure 2.1 below (Collins 2023).

2.3. HABITAT SUITABILITY ASSESSMENT

2.3.1. A review of publicly accessible online maps and habitat survey information from the site was undertaken to assess the suitability of habitats within the site and within the surrounding area to support and provide connectivity for foraging and commuting bats. The assessment was carried out in accordance with Bat Conservation Trust (BCT) Good Practice Guidelines 4th edition (Collins, 2023) (ref. Figure 2.1).

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Figure 2.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement (Collins, 2023)

2.3.2. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:

- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise.
- Severance of flight paths (fragmentation); and/or
- Significant loss of foraging habitat.

2.4. SURVEY LIMITATIONS

2.4.1. Due to the nature of bats being a transient species, this report offers only a snapshot in time. It is therefore only valid for a maximum of 12 months from date of issue, Collington Winter Environmental Ltd cannot guarantee the accuracy of the information contained within it should this report be used outside of this period.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. There are seven statutory designated sites within a 3 km radius of the site (ref. Figure 3.1).

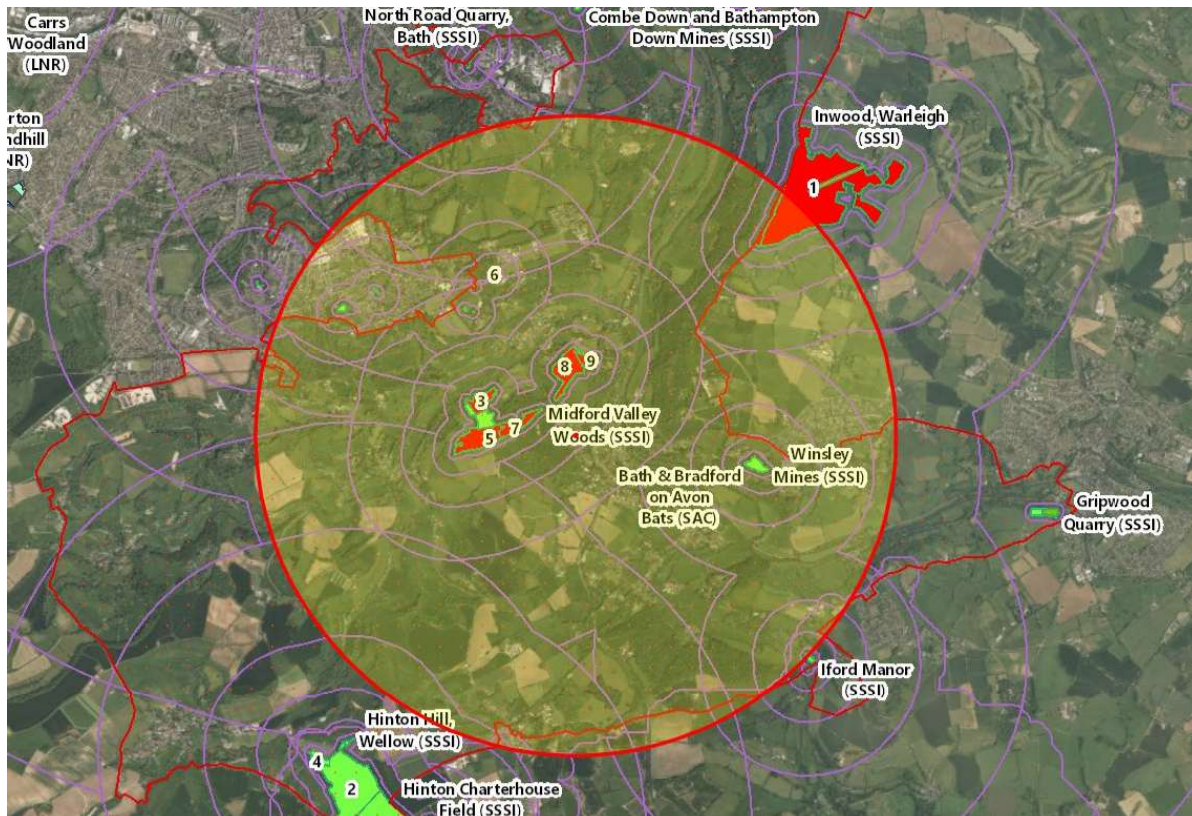


Figure 3.1.2 Statutory Designated Sites within 3 km from the site.

- Bath and Bradford on Avon Bat is a designated Special Area of Conservation (SAC) due to its hibernation sites being association with 15% of the UKs Greater Horseshoe (*Rhinolophus ferrumequinum*) bat population and has been designated due to its importance for overwintering populations. Additionally, a population of Bechstein's bats (*Myotis bechsteinii*) are known to hibernate in abandoned mines within the area. Another reason the site is designated is due to the presence of the Lesser Horseshoe bat (*Rhinolophus hipposideros*). The area comprises of heath, scrub, and broad-leaved deciduous woodland habitats, along with towns, villages, roads, industrial site, mines, and waste places. The area is approximately 106.45 in size, and the closest point is located approximately 1.58km southeast of the site boundary.
- Midford Valley Woods is a designated Site of Special Scientific Interest (SSSI) due to the presence of southern calcareous ash-wych elm woods (*Ulmus glabra*) situated on the oolitic limestone of the Wiltshire Cotswolds and is located approximately 0.34km north of the site boundary. The site is rich in different flora species and contains large populations of plant species that are nationally restricted in their distribution. Species presents include Ash (*Fraxinus excelsior*), Standard oaks (*Quercus robur*), English elm (*Ulmus. procera*), Mature wych elm (*Ulmus glabra*), hazel (*Corylus avellana*), hawthorn *Crataegus monogyna*, field maple (*Acer campestre*), holly *Ilex aquifolium*, privet (*Ligustrum vulgare*), spindle (*Euonymus europaeus*), and dogwood (*Cornus sanguinea*). The site holds a variety of bird species including chiffchaff (*Phylloscopus collybita*), willow warbler (*Phylloscopus trochilus*), great spotted woodpecker (*Dendrocopos major*), green woodpecker (*Picus viridis*), and nuthatch (*Sitta europaea*). Badgers (*Meles meles*) are also known to breed within the site. Additionally, the white-letter hairstreak (*Strymonidia w-album*) butterfly still survives in the vicinity of the present population of wych elm (*Ulmus glabra*), which is its larval foodplant.
- Combe Down and Bathampton Down Mines is a designated Site of Scientific Interest (SSSI) due to the presence of hibernation sites for Greater Horseshoe bats (*Rhinolophus ferrumequinum*). The site is located approximately 2.44km northwest of the site boundary. The entrance of the mines allows the

bats to utilise the underground systems, in addition to providing ventilation, which is essential for hibernation sites. The site is also important for other species of bat, including Lesser Horseshoe (*Rhinolophus hipposideros*), Brown Long eared (*Plecotus auritus*), Natterers (*Myotis nattereri*), Whiskered (*Myotis mystacinus*) and Daubentons (*Myotis daubentonii*).

- Inwood Warleigh SSSI is designated due to it containing a botanically rich example of southern calcareous ash-wych elm (*Ulmus glabra*) and dry ash-maple (*Fraxinus excelsior*) woodland. The site is located approximately 2.47km northeast of the site boundary. The site contains an area of unimproved neutral hay meadow. Both woodland and grassland elements of the site represent habitat types which have declined in recent years. The woodland lies on a gentle east facing slope of the oolitic limestone in the southern Cotswolds. Flora species present include Dog's mercury (*Mercurialis perennis*), Wood anemone (*Anemone nemorosa*), Bluebell (*Hyacinthoides non-scripta*), Wood spurge (*Euphorbia amygdaloides*), Meadow saffron (*Colchicum autumnale*), Giant fescue (*Festuca gigantea*), Hart's-tongue (*Phyllitis scolopendrium*), Oxeye daisy (*Leucanthemum vulgare*), Wild strawberry (*Fragaria vesca*). The wood supports a breeding bird population including species of tit and warbler, along with the lesser spotted woodpecker (*Dryobates minor*). Species of woodland and grassland butterflies are also present, including the purple hairstreak (*Favonius quercus*), holly blue (*Celastrina argiolus*), gatekeeper (*Pyronia tithonus*), and small skipper (*Thymelicus sylvestris*).
- Iford Manor SSSI is designated due to the presence of a summer maternity roost of Greater Horseshoe bats (*Rhinolophus ferrumequinum*). The site consists of a large country house and gardens, located on the Avon/Wiltshire boarder alongside the River Frome. Additionally, an orchard is located on site, with its trees utilised by other bat species such as Daubentons (*Myotis daubentonii*) and Noctules (*Nyctalus noctule*). The site is surrounded by water meadows, permanent pasture and hedgerows that are situated close to a woodland. The roof void of Iford Manor barn and mill are used a summer maternity roost. This site holds the second largest breeding colony in England and is located 2.97km southeast of the site boundary.
- Winsley Mines SSSI is designated due to important hibernation sites located within the site. The site is located approximately 1.58km southeast of the site boundary. The two old stone mines on site, Murhill Quarry and Winsley Rift mine are hibernation sites for the Greater Horseshoe bats (*Rhinolophus ferrumequinum*). Other bats species recorded on the site include the lesser horseshoe (*Rhinolophus hipposideros*), Whiskered bat (*Myotis mystacinus*), Brandts bat (*Myotis brandti*) and Natterers bat (*Myotis nattereri*).

- 3.1.2. The site falls within the Zone of Influence of the Midford Valley Woods SSSI located approximately 0.34km north of the site boundary. The site is also located within the designated site of the Cotswold (AONB). Given the nature of the development, there is no need for consultation with Natural England for the development to go ahead (Figure 3.2.).

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

Figure 3.2. SSSI Impact Risk Zone Natural England Decision.

- 3.1.3. There were 34 bat European Protected Species Licences (EPSLs) comprising eight species of bat located within 3km of the site based on consultation with publicly available online sources (see Table 3.1).

Table 3.1. EPSL licences within 3km of the site.

Case reference of granted application	Species on the licence*	Distance from site (km)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
EPSM2013-5409	BLE	2.23 NW	25/09/2013	30/09/2015	N	-	-	N	Y
EPSM2013-6449	L-HORSE	2.07 NW	Null	Null	N	-	-	N	Y
2014-6053-EPS-MIT	C-PIP, G-HORSE,	1.66 SE	22/04/2015	31/03/2025	N	N	N	N	Y

	L-HORSE, SER, S- PIP								
2015-6827-EPS-MIT	C-PIP, NATT, S- PIP	2.68 N	10/04/2015	10/04/2020	N	N	Y	N	Y
2016-21090-EPS-MIT	S-PIP	1.6 SE	29/02/2016	30/11/2021	N	N	N	N	Y
2016-21174-EPS-MIT	C-PIP, L- HORSE, NATT, S- PIP	2.68 N	26/02/2016	28/02/2021	N	N	N	N	Y
2016-27277-EPS-MIT-1	BLE, C- PIP, L- HORSE	2.75 S	29/03/2017	21/03/2027	N	N	N	N	Y
2017-28203-EPS-MIT	BLE, C- PIP, L- HORSE, SER, S- PIP, WHISK	2.75 S	26/04/2017	25/04/2027	Y	Y	Y	Y	Y
2016-25512-EPS-MIT-1	C-PIP, L- HORSE, S-PIP	1.68 E	22/11/2016	22/11/2016	N	N	N	N	Y
2016-27277-EPS-MIT	BLE, L- HORSE	2.75 S	21/03/2017	21/03/2017	N	N	N	N	Y
2018-38349-EPS-MIT	C-PIP	0.72 SE	05/12/2018	31/03/2019	N	N	N	N	Y
2018-38368-EPS-MIT	C-PIP, DAUB, S- PIP	2.16 NW	10/12/2018	31/03/2020	N	N	N	N	Y
EPSM2012-4275	BLE	2.67 W	05/04/2012	30/08/2012	N	-	-	N	Y
EPSM2011-2760	L-HORSE, G-HORSE	1.65 N	02/03/2011	30/03/2014	Y	-	-	Y	Y
2016-25590-EPS-MIT	L-HORSE, SER	2.57 W	05/10/2016	30/09/2022	N	N	N	N	Y
2016-26631-EPS-MIT	S-PIP	2.87 SE	30/11/2016	30/11/2016	Y	N	N	Y	N
2018-34152-EPS-MIT-1	BLE, C- PIP, L- HORSE, S-PIP	1.6 SE	07/06/2018	07/06/2028	N	N	Y	N	Y
2018-34390-EPS-MIT	C-PIP, SER	0.4 SE	17/05/2018	17/05/2023	N	N	N	N	Y
2018-34390-EPS-MIT-1	C-PIP, SER	0.4SE	13/12/2018	13/12/2023	N	N	N	N	Y
2018-38379-EPS-MIT	G- HORSE, L-HORSE	0.78 S	25/01/2019	25/01/2029	N	N	Y	N	Y
2019-39129-EPS-MIT	C-PIP, L- HORSE	1.82 NE	04/03/2019	04/03/2029	N	N	N	N	Y
2015-12806-EPS-MIT	BLE, C- PIP	2 E	29/07/2015	31/12/2015	N	N	N	N	N
EPSM2012-3940	S-PIP	0.73 SE	31/01/2012	31/08/2013	N	-	-	N	Y
EPSM2012-4244	C-PIP, BLE	2 SE	23/03/2012	31/12/2015	N	-	-	N	Y
EPSM2013-5684	S-PIP	0.83 E	29/04/2013	30/08/2014	N	-	-	N	Y
2016-25512-EPS-MIT	C-PIP, L- HORSE, S-PIP	1.68 SE	01/10/2016	01/10/2021	N	N	N	N	Y
2017-28361-EPS-MIT	G-HORSE	2.98 W	04/05/2017	30/04/2022	N	N	N	N	Y
2017-31102-EPS-MIT	L-HORSE	2.57 W	17/10/2017	07/10/2022	N	N	Y	N	N
2016-21174-EPS-MIT-1	C-PIP, L- HORSE, NATT, S- PIP	2.68 N	27/11/2017	28/02/2021	N	N	N	N	Y
2015-6827-EPS-MIT-1	C-PIP, NATT, S- PIP	2.68 N	27/11/2017	10/04/2020	N	N	Y	N	Y
2018-33197-EPS-MIT	L-HORSE, S-PIP	2.86 NW	26/03/2018	26/03/2028	Y	N	N	Y	Y
2018-33197-EPS-MIT-1	L-HORSE, S-PIP	2.86 NW	26/03/2018	26/03/2028	Y	N	N	Y	Y
2018-35301-EPS-MIT	C-PIP, L- HORSE, NATT, SER	0.95 S	08/06/2018	07/06/2028	Y	Y	Y	N	Y
Species name				Latin					
Common pipistrelle bat				<i>Pipistrellus pipistrellus</i>					
Brown long Eared bat				<i>Plecotus auritus</i>					
Daubenton bat				<i>Myotis daubentonii</i>					
Natters bat				<i>Myotis nattereri</i>					
Soprano pipistrelle bat				<i>Pipistrellus pygmaeus</i>					
Whiskered bat				<i>Myotis mystacinus</i>					

Lesser horseshoe	<i>Rhinolophus hipposideros</i>
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>

- 3.1.4. The desk study, including review of granted EPSL records, identified eight confirmed bat species within the defined search area. This assemblage comprises a representative proportion of the UK breeding bat fauna. The presence of a range of bat species suggests that the surrounding landscape provides a range of suitable roosting, commuting and foraging opportunities.
- 3.1.5. The site is located adjacent to multiple woodland habitats, with the closest parcel approximately 71m east of the site boundary and connects the site to the wider landscape. Habitats onsite are limited in structural diversity; therefore, the site is considered to offer low quality foraging opportunities, in relation to the adjacent woodlands.
- 3.1.6. The site is situated in proximity to multiple areas of woodland, with the nearest parcel located approximately 70m east of the application boundary. This woodland is functionally connected to the wider green infrastructure network and is likely to provide high-quality commuting and foraging habitat for a range of bat species.
- 3.1.7. The River Avon is located approximately 450m east of the site at its closest point, beyond the intervening woodland. Watercourses of this nature are recognised as high-value linear features for bats, offering both commuting corridors and foraging habitat. This is particularly relevant for species such as Daubenton's bat and Greater horseshoe bat, which are known to utilise riparian habitats and are recorded within the wider area.
- 3.1.8. The wider landscape is predominantly agricultural. Such habitats can provide suitable foraging opportunities for a range of bat species, depending on management practices, boundary features and prey availability. In this instance, such habitats are likely to contribute to the overall habitat mosaic supporting bat activity within the local area.
- 3.1.9. The immediate surroundings of the site include ornamental hedgerows, scattered trees and residential gardens. Whilst generally of lower intrinsic ecological value, these features can function as secondary commuting routes or "stepping-stone" habitats, and connect the site to higher quality foraging and commuting habitat in the local landscape.
- 3.1.10. Overall, the surrounding landscape is considered to be of high value for bats at the local level, due to the presence, quality and connectivity of woodland, riparian and agricultural habitats. In contrast, habitats within the site itself are of low ecological value for bats, offering minor foraging resources and commuting habitat. The site is therefore considered unlikely to support significant bat activity beyond occasional use by commuting or foraging individuals or small numbers of bats, with bat activity likely to be focused within the higher-quality habitats in close proximity to the site, including adjacent woodland and the nearby River Avon corridor, which provide more optimal foraging and commuting opportunities.

3.2. PRELIMINARY ROOST ASSESSMENT

- 3.2.1. Photographs of all features identified are included within Section 3.3 and an aerial map showing the location of all features is included within Section 3.4. Habitats and features, within the site location, includes an ornamental garden a line of trees to the south of the site and one individual tree to the north. Ornamental hedgerows divide the site on the west and east aspects from surrounding houses and gardens.

EXTERNAL

- 3.2.2. The site comprises a modern single-storey residential bungalow of predominantly artificial/cast stone block construction. The pitched roof is clad in roman clay tiles, with plastic fascias present along the roofline. The fascias were observed to be in good condition and well-sealed to the external wall with no gaps identified. Timber boarding is present at the upper section of the southern gable elevation. The boarding was slightly weathered but flush-fitting, with no gaps identified between overlapping boards or at junctions with the wall. A chimney stack is present on the southern roof slope which is well-sealed with lead flashing.
- 3.2.3. An external inspection identified a number of Potential Roosting Features (PRFs) associated with the roof structure. These features are limited to minor defects and localised gaps, as detailed below:
- A localised section of missing mortar was identified beneath the ridge line on the western side of the south-facing roof slope of the extension, creating small crevice features beneath the ridge tiles (PRF 1).

- Several tiles on the western side of the south-facing slope of the main roof were observed to be slightly lifted or displaced, resulting in narrow gaps beneath the tiles (PRF 2).
- Additional lifted tiles were recorded on the extension roof below a rooflight on the western aspect, forming a small void beneath the tile (PRF 3).
- Mortar degradation was noted along the western eaves, creating small gaps beneath the roof edge tiles (PRF 4).
- A single lifted tile adjacent to the ridge on the western side of the south-facing roof slope was also identified, resulting in a narrow gap beneath the tile (PRF 5).

3.2.4. Overall, the building is in relatively good condition, with limited opportunities for bat ingress associated with the primary structure. The PRFs identified are limited to small, discrete crevices and gaps associated with minor roof defects, primarily on the south-facing aspects of the building. These features may offer suitable roosting opportunities for individual or small numbers of crevice-dwelling bats. No evidence of bats was observed throughout the external inspection.

INTERNAL

- 3.2.5. A garage is attached to the bungalow. The internal walls are well-sealed and finished with painted masonry, with no visible gaps, cracks or features that would provide suitable roosting opportunities for bats.
- 3.2.6. A single loft void is present within the building, accessed via the garage. The loft structure comprises a timber roof frame, with sections of the floor partially boarded. Fibreglass insulation is present throughout at ceiling level, and roofing felt lines the underside of the roof covering. The loft void measures approximately 16m x 7m. No evidence of bats was identified during the internal inspection.
- 3.2.7. During an inspection of the internal rood void, the humidity reached approximately 77% and the internal temperature 9 degrees.
- 3.2.8. A tear in the roofing felt was identified approximately centrally within the loft void, close to the roof edge (Access Point 1). Daylight was observed penetrating through this feature, confirming that it is open to the external environment and therefore has the potential to function as an access point for bats. This feature was not identified during the external inspection, likely due to its position and limited visibility from ground level. The suitability for use by bats is considered limited due to the presence of dense fibreglass insulation directly beneath and surrounding the opening, which is likely to impede access and reduce its functionality as an ingress/egress point.
- 3.2.9. A tear in the roofing fabric was noted next to the chimney (PRF 5). There was no access from the external here, but it may provide a crevice roosting feature if bats were to access the internal space.
- 3.2.10. A further tear in the roofing fabric was noted adjacent to the chimney (PRF 5). No corresponding external access point was identified in association with this feature; however, it may provide a limited crevice roosting opportunity should bats gain access to the loft void via alternative entry points.

OVERALL ASSESSMENT

- 3.2.11. The potential roosting features identified across the building comprise of discreet crevice-type features, which may be suitable for use by individual crevice-dwelling bat species. There was no evidence of bats recorded onsite during the survey.
- 3.2.12. Overall, the building was assessed as having **low bat roosting potential**. The features include lifted tiles and missing mortar along the roof, along with two suboptimal access point into the loft void. The site provides features for individual roosting bats only and is not expected to support a roost of high conservation value.

3.3. PHOTOGRAPHS

3.3.1. Table 3.2 provides images of all potential roosting features identified and overall images of the buildings.

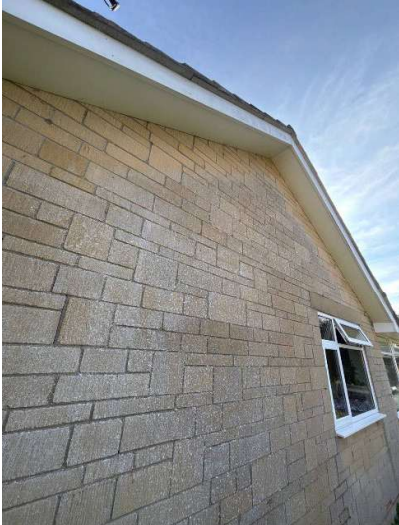
Table 3.2. Photographs of the building

Feature	Photograph
PRF 1	
PRF 2	
PRF 3	

PRF 4			
PRF 5			
Access point 1			

PRF 6		
Northern elevation of the building		
Northern elevation of the building		

<i>Eastern elevation of the building</i>	 A photograph showing the eastern elevation of a building. The wall is covered in light-colored, textured tiles. A white gutter runs along the roofline. A wooden fence is visible in the foreground.
<i>Southern elevation of the building</i>	 A photograph showing the southern elevation of a building. The building features a gabled roof with dark tiles and a large, multi-paned glass extension on the ground floor. The lower part of the wall is made of light-colored tiles. There are some bushes and a small tree in front.
<i>Southern elevation of the building</i>	 A photograph showing another view of the southern elevation of the building. This view shows a corner of the building with a glass extension and a tiled roof. A wooden deck with a patterned rug is in the foreground.

<i>Southern elevation of the building</i>	 A photograph showing the southern elevation of a single-story house. The house has a gabled roof with a dormer window on the left. The exterior walls are made of light-colored stone or brick. There are several windows, including a large bay window on the left. The house is set on a green lawn with some small shrubs and a wooden fence in the background.
<i>Western elevation of the building</i>	 A photograph showing the western elevation of the building. The wall is made of light-colored stone or brick. A white-framed window is visible on the right side. The roofline is visible at the top of the frame.
<i>Roof void</i>	 A photograph showing the interior of the roof void. The structure consists of wooden rafters and a concrete support pillar. There is some insulation material visible on the left side, and the floor appears to be a concrete slab.

Roof Void			
Roof Void			

3.4. POTENTIAL ROOSTING FEATURE MAP



Figure 3.3. Proposed roosting features in relation to proposed plans.

- Blue dot relates to PRF 1.
- Red dot relates to PRF 2.
- Light green dot relates to PRF 3.
- Purple dot relates to PRF 4.
- Pink dot relates to PRF5.
- Orange dot relates to access point one.
- Dark green dot relates to access point two.

3.5. OTHER PROTECTED SPECIES

BREEDING BIRDS

- 3.5.1. There was no evidence of breeding birds during the site visit. One blackbird (*Turdus merula*) was noted to commute across the site during the survey.

4. RECOMMENDATIONS

OVERALL ASSESSMENT

- 3.6.1. The building has been assessed as having low bat roosting potential, with several features identified that could potentially support individual bats. This proposed works include the erection of a single storey rear extension, along with the demolition of the existing extension. The roof structure of the main dwelling is set to be raised, incorporating dormers and velux windows to form a new first floor level. The windows, doors, fascia, soffit boards, and gutters are set to be updated and replaced as part of the works. Based on the proposals there will likely be a risk of destroying/disturbing the potential roosting features identified.
- 3.6.2. In accordance with current Best Practice Guidance (Collins, 2023), a minimum of one bat emergence and re-entry survey (BERS) will therefore be required to determine the presence or absence of roosting bats prior to works commencing. These surveys should be undertaken during the optimal survey season, between May and September 2026, and under suitable weather conditions.
- 3.6.3. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within the building, a Natural England Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration.

LIGHTING MITIGATION

- 3.6.4. An external lighting plan had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:
- Keep building lighting to minimum levels.
 - Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
 - Lighting should feature peak wavelengths greater than 550nm.
 - Light placement should be downward facing to prevent excess horizontal or vertical light spill.
 - The use of integrated fittings such as cowls, shields, louvres, and hoods, that effectively contain light spill from unintended areas.
 - Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
 - Column heights of lighting can be considered to minimise light spill.

ADDITIONAL ENHANCEMENTS

- 3.6.5. It is also recommended where possible; enhancements should be added to the development. Bat boxes such as Greenwood's Eco habitats Crevice Bat Box or Schwegler 2FN (or similar, as available), should be incorporated to compensate for the loss of any possible roosting features.

5. BIBLIOGRAPHY

- Bat Conservation Trust (2023). Bats and Artificial Lighting at Night: Bats and the Built Environment Series.
- Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

