

THE OLD LIVERY

ECOLOGY- BAT SURVEY & MITIGATION REPORT

MAY 2026

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1.0 INTRODUCTION

Background

Aluco Ecology Ltd was commissioned to carry out a Preliminary Bat Survey of the property The Old Livery, Livery Road, Winterslow, Wiltshire SP5 1AG. Grid reference SU238296 / SU2387529677 by the property owner.

The Local Authority Planning / Ecology Officer usually request survey when a site has potential for protected species (eg bats). Given the scope of works, conversion and minor extension of an out building on hard standing and existing building footprint, new adjacent carport on area of raised garden beds and hard standing, this primarily comprised of a bat and bird assessment. This establishes the presence or potential and any impacts to use from a proposed development. No other protected species or habitats are thought to be present or effected by the works as this comprises existing built footprint, hard standing and small area of garden.

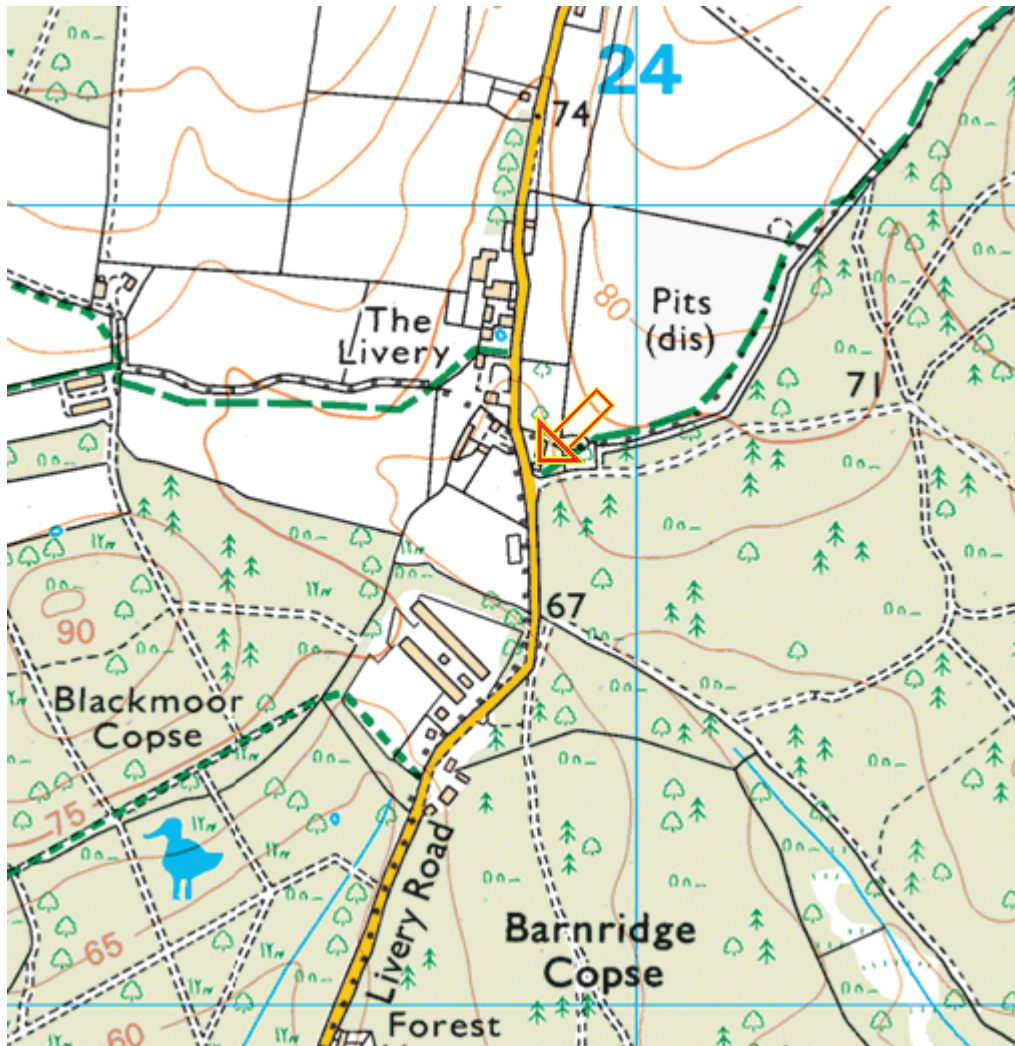
Significant potential for bat roosting has been identified in areas of handmade clay tiles in relation to roof. The works will require roof replacement / modification and further bat emergence survey is likely to be required by the local planning authority and /or by Natural England. If confirmed, a protected species licence is also likely to be required as the potential roost sites are affected. Emergence survey is used to classify roost status, determine impacts and help design any mitigation requirements. The building is also located in a high-density roost area adjacent to extensive ancient woodland.

Legislation and Policy

All native species of bat and their roosts are afforded full legal protection in the UK. As such the outcomes of this Assessment will be tested against relevant legislation and policy, namely the Conservation of Habitats & Species Regulations 2017 (as amended) in relation to European protected species (Bats), Wildlife & Countryside Act 1981 (as amended) and Countryside & Rights of Way Act (CROW) 2000. See also <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>, <https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions> for further information.

Outline of the Scheme and Site Location

The building is a detached older build brick and clay roof tiled building. It is proposed to convert and extend the rear/ south elevation and front; this will affect the roof as well a building an adjacent car port building on hardstanding and garden with area of raised beds (see **Figures 1**).



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Figure 1 Location Plan

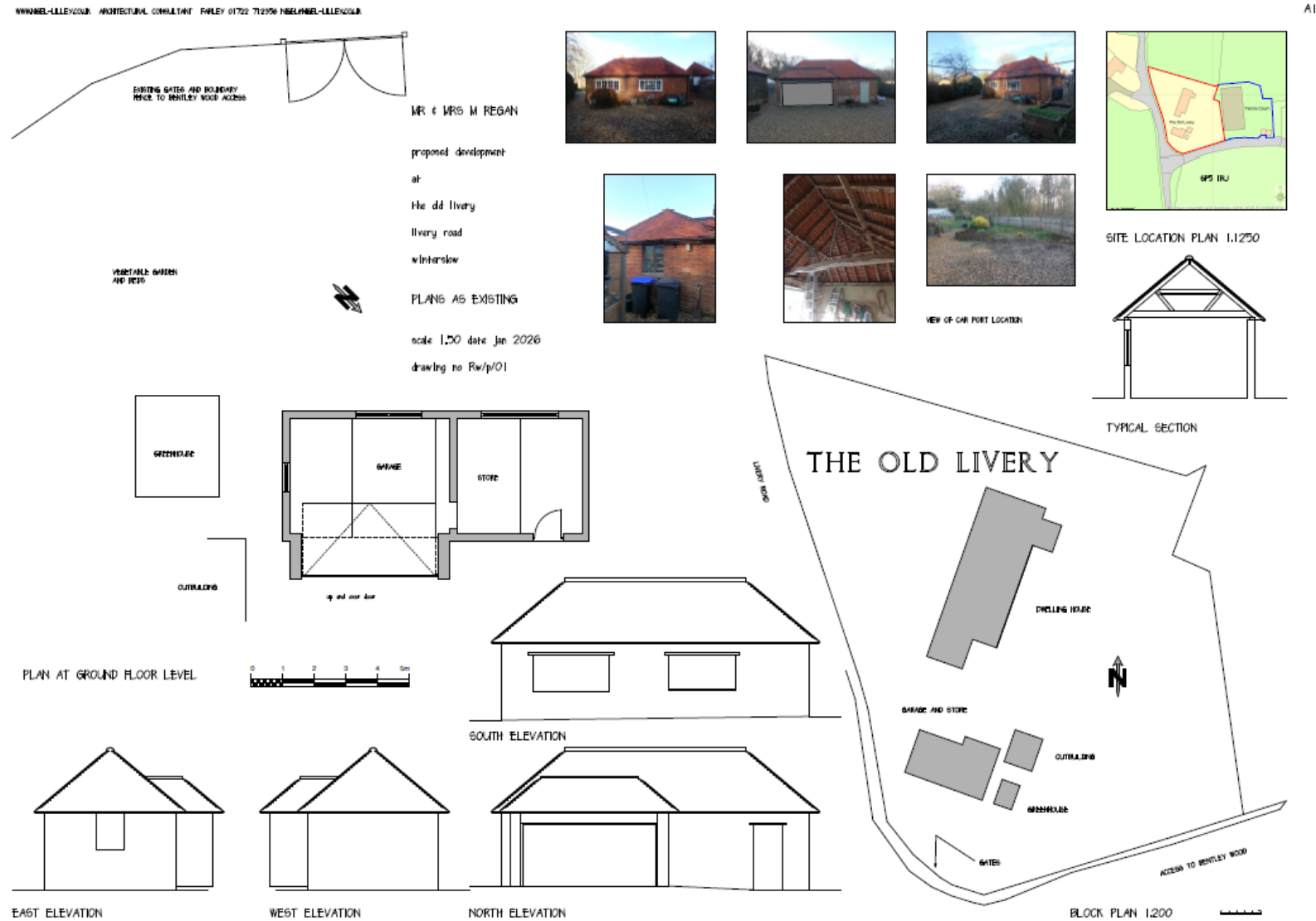


Figure 2a Existing site Plan



proposed development-

sk

the old livery

livery road

winterlow

CAR PORT

scale 1.50 date jan 2026

drawing no Rwp/03

Figure 4a Proposed site Plan and Car Port

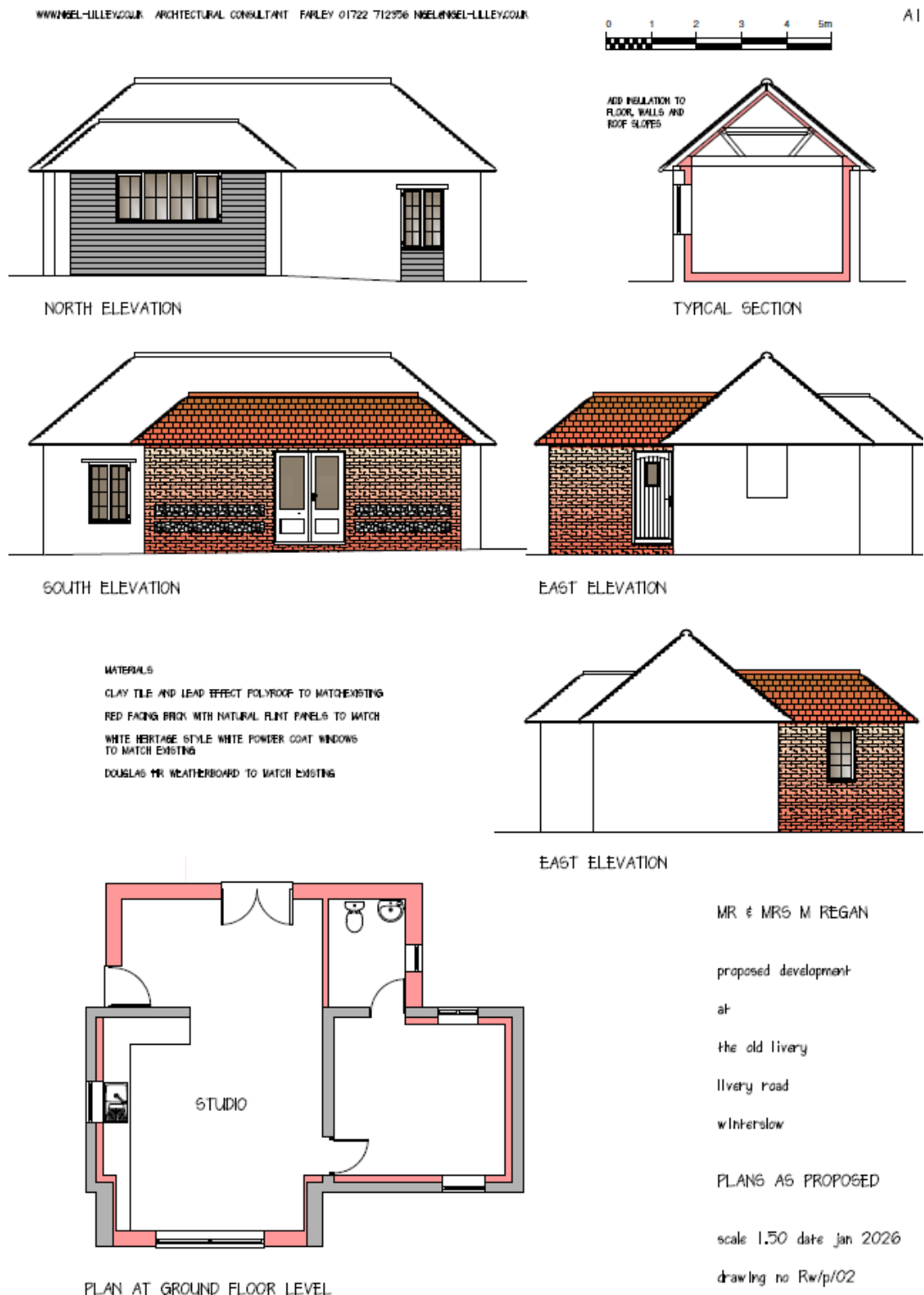


Figure 4b Proposed site Elevations -Studio

2.0 SURVEY METHODOLOGY

Methodology

The aim of this Bat Survey is to evaluate the potential suitability of the proposed development site in relation to bat use and bat roosts using the Bat Survey Guidelines (Bat Conservation Trust, 2023), which provide guidance on assessing and evaluating development sites and features for bat roost potential. The potential for structures to support roosting or breeding bats is evaluated under the protocol for the visual internal and external inspection (with the categories; Negligible, Low, Moderate, High or Confirmed Roost).

Survey to assess the site for bats and bat roosts was carried out on 22 April 2026. This involved a survey for any roosting bats or signs which could indicate use of the building by bats and for potential roost sites and roost access points. Anthony Blunden MCIEEM CEnv (Natural England Licence number 2015-10884-CLS-CLS/ 2025-86946-CL18-BAT. principal ecologist of Aluco Ecology with over twenty years survey experience, conducted the survey and reporting.

Given the scope of works, conversion and minor extension of an out building on hard standing and existing building footprint and new adjacent carport on area of raised garden beds and hard standing. This primarily comprised of a bat and bird assessment. No other protected species or habitats are thought to be present or effected by the works as this comprises existing built footprint, hard standing and small area of garden.

There are known roosts in adjacent houses

3.0 SURVEY RESULTS

Daytime Inspection Results

The site is generally flat and adjacent to a range of similar residential houses in a rural wooded area, The site is also close to woodland, parkland, larger open spaces and fields, See **Photos 1 to 8** of the site. Suitable potential roosting areas and gaps were located within structure of the roof and ridge tiles.



Photo 1/2 The Old Livery, north and south aspect) potential roost features –clay roof tiles.



Photo 3/4 The Old Livery, (south aspect) clay roof tiles with access gaps



Photo 5/6 The Old Livery, (south aspect) tile clay roof tiles with access gaps.



Photo 7/8 The Old Livery, (south aspect) tile clay roof tiles gap and high potential feature tile gaps



Photo 9/10 The Old Livery, (south aspect) tile clay roof tiles and high potential feature tile gaps below ridge.



Photo 11/12 The Old Livery, no recorded internal evidence of bat use to date



Photo 13/14 The Old Livery, Area of proposed car port

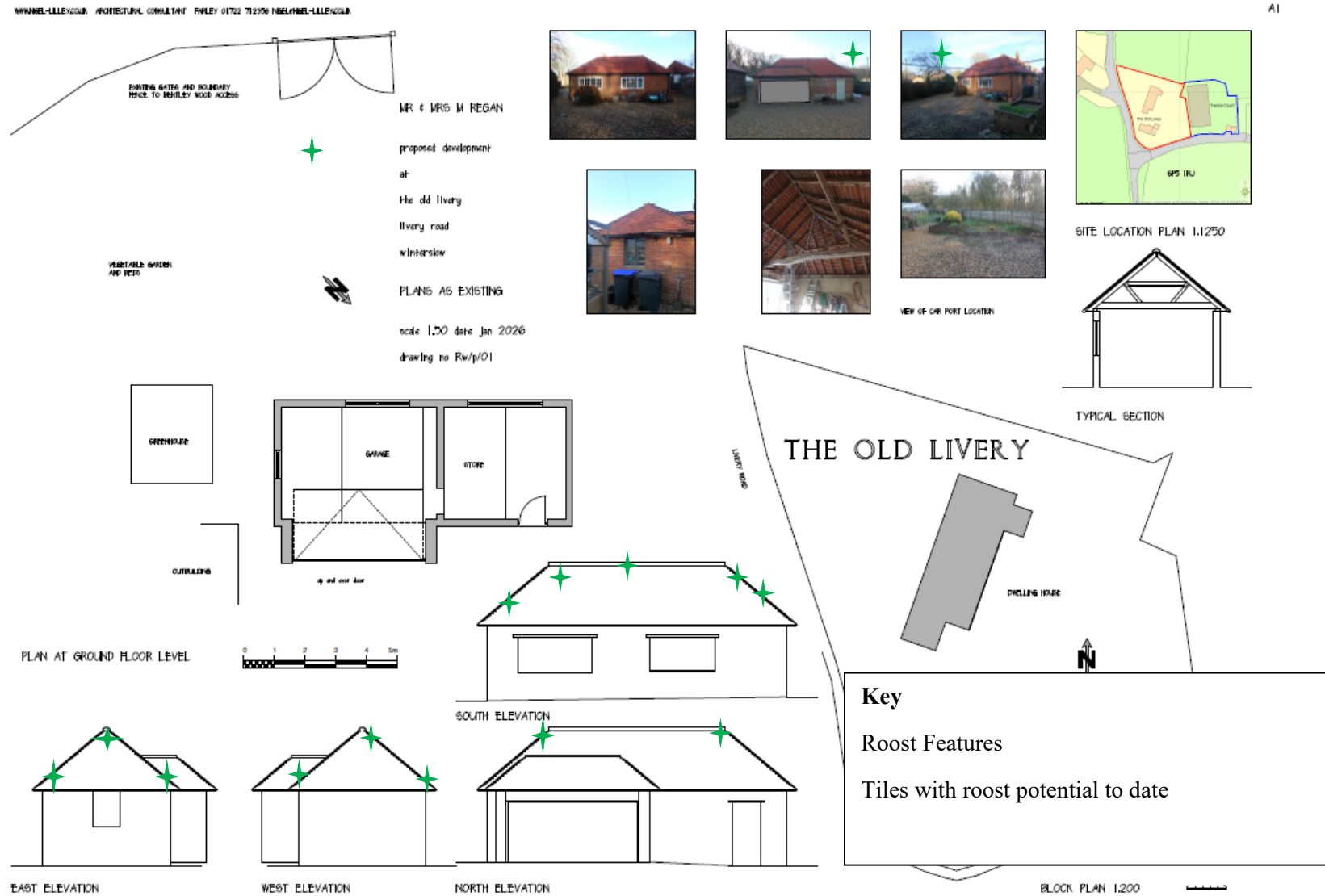


Figure 6a Survey Results –Potential Roost features

Summary Interpretation for Bats & Constraints to survey

The building has been evaluated using the Potential Suitability of Proposed Development Sites for Bats (including Buildings & Trees) methodology as per the Bat Survey guidelines (Bat Conservation Trust, 2023).

The Old Livery is evaluated as having ‘low-moderate potential’ clay roof tiles of the building. The nearby houses are also almost certain to hold roosts. The building is located in a wooded area of high bat roost density.

The survey was carried out during a window of time in April 2026 and therefore provides information specific to that time-window on the site’s use, which may change with time since bats regularly move between different roost sites to satisfy their varying requirements at different times of the year and during different weather conditions.

External building dropping evidence can be washed and blown away during the late autumn winter period, whereas it can remain for long periods Spring – Autumn in sheltered and internal areas. Due to these survey limitations an assessment using professional judgement has been used to interpret the findings with a precautionary approach to the assessment of the bat population utilising the building and to carrying out the proposed work. Timing a survey to coincide with the bats’ presence in the building is not always possible or practical.

Other Protected Species

There was no evidence of use by Barn Owl, Mitigation measures for birds include carrying out works on the building and nearby vegetation at an appropriate time of year, usually considered to be September-February, or with checking to ensure no nesting birds will be impacted. No other protected species or habitats are predicted to be subject to an impact as a result of the proposals.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Compliance with legislation

On the basis of the survey undertaken and presence of bat roosts, with bats listed on Schedule 2 of the Habitats Regulations 2017, the following tests must be met:

- *that there is no satisfactory alternative, and*
- *that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*
- *that the action is required in preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;*

Comment:

In relation to Conservation of Habitats & Species Regulations 2017) the following conclusions are made:

- The building has potential for roosts, any roosts and species are yet to be classified, but. The most likely scenario will be a small roost/s of Pipistrelle, based on survey to date.
- The current building is in need of works to maintain the buildings integrity and owners' requirements long term. There is no satisfactory alternative: Works to the roof will be required in time. Works do not need to be detrimental to the maintenance of the population with ample scope for roost retention and replacement, this being the simplest option through modification of scheme to re-create very similar roosting mitigation provision subject to licensing. This can be easily achieved within the existing building and new car port, where the timber construction provides very suitable opportunity for roost creation for mitigation and enhancement.
- Replacement roof tiles may potentially require a European Protected Species (EPS) Licence and ecological supervision. This will be further determined by standard emergence survey. In relation to next steps, given any evidence and / or the building being 'low-moderate potential' for bat roosting, the Local and Licencing Authority usually expects Standard current good practice guidance for survey. This is usually 1-2 emergence / activity surveys spread over the survey season combined with remote recording monitoring as required. A bat assessment can be completed at any time of year, however best practice for emergence survey is to conduct include at least two of the surveys during peak activity season (May-August inclusive), to allow for assessment of breeding status. Surveys should be spaced at least three – four weeks apart.
- Any future Natural England Licence application would also require these surveys. See www.gov.uk/guidance/bats-protection-surveys-and-licences, for further information.

- Given the proximity to the Mottisfont Special Area of Conservation (SAC) designated for the Western Barbastelle Bat and adjacent Ancient woodland SSSI, there should be no external lighting of the boundaries and lighting on the property should be minimised, being low level, highly directional to avoid all light spill, and minimum intensity for use. There should be no light spill from the development, no roost sites will be illuminated by any site lighting during construction and operation. Please refer to Institute of Lighting Professionals, Guidance Note GN08/23 Bats and artificial lighting in the UK for further information. Luminaires be low level and directional to light essential walkways and doorways etc only and should feature a peak wavelength of >550 nm with red / warm light spectrum to avoid the component of light most disturbing to Bats.

Details of the mitigation provision, building programme and procedure will also be required to be detailed for the European Protected Species (EPS) Licence as required. The mitigation and monitoring will be required to be detailed within reporting including the Method Statement, which may also be subject to a planning condition.

REFERENCES

Bat Conservation Trust (BCT) 2016 Bat Surveys Good Practice Guidelines

BCT & ILP (2023) Guidance Note GN08/23 Bats and Artificial Lighting in the UK, Bats and the Built Environment Series

Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition. 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.

Report Author

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Aluco Ecology Ltd