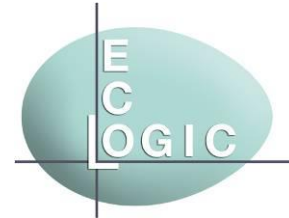


Bat and Protected Species Survey

Goulters Mill
Nettleton
Chippenham
Wiltshire
SN14 7LL



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Client:	Renshaw Hiscox		
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Survey Date/s:	13 th January 2025		
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Report Author:	Chris McCullough BSc (Hons)		
Approved By:	William Clovis-Corbett BSc (Hons), MRes		
Surveyors & Licence N°:	William Clovis-Corbett	Bats:	2022-10213-CL18-BAT (WML-A34 Level 2)
Additional Surveyor/s:	Julian Prow		

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1.1 Introduction

It is proposed to demolish and replace the northwestern extension of the dwelling with a two-storey extension and re-roof the dwelling at Goulters Mill, Nettleton, Chippenham, Wiltshire, SN14 7LL.

1.2 Bats

There were no bats, or evidence of bats identified in association with the dwelling. However, multiple potential access points for crevice roosting bats were identified and therefore it is considered of high potential that bat roosting positions may be concealed within the external layers of the property.

The proposed works could damage and/or destroy any unidentified bat roost/s and could potentially cause disturbance or injury of any bats present at the time of the works.

1.2.1 Further Survey

Further survey of the dwelling will be required to confirm the impact of the proposed works identifying any bat species using the building, extent of use (in terms of numbers of bats) and type of bat use (in terms of seasonality and functionality of use).

The bat emergence survey must consist of three survey visits of the dwelling, during the active period for bat species, which extends from May to August/September inclusive.

1.3 Nesting Birds

There were no nesting sites identified in association with the dwelling at the time of the survey.

However, potential access points for crevice/hole nesting passerines were identified and it is therefore considered likely that new bird nesting sites could be established in any future bird nesting season. Therefore, precautionary measures (detailed within Section 5.2) should be implemented for nesting birds to ensure they are protected from disturbance and/or harm.

1.4 Ecological Enhancements

Provisions for bats, birds and invertebrates, detailed with Section 5.3, should be incorporated into the proposal to increase opportunities for wildlife on site (in addition to any mitigation determined for bats after the further survey).

2.1 Site Proposals

It is proposed to demolish and replace the northwestern extension of the dwelling with a two-storey extension and re-roof the dwelling at Goulters Mill, Nettleton, Chippenham, Wiltshire, SN14 7LL.

2.2 Survey Objectives

The Bat and Protected Species Survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat;
- The presence of, or past use of the site by, barn owl, or other nesting birds;
- The site's potential for use by any of the above; and,
- Any other ecological issues relating to the proposal.

2.3 Site Description

The dwelling at Goulters Mill was located in an isolated position approximately 1.6 km northeast of the village of Nettleton (Figure 1). The property was surrounded by outbuildings, deciduous woodland, agricultural land, hedgerows and residential buildings.



Figure 1. Goulters Mill, Nettleton (dwelling outlined in red, northwestern extension outlined in yellow)

2.4 Building Description

The surveyed building was an L-shaped dwelling with a multi-pitched & hipped roof. The dwelling had extensions on the southwest and northwest elevations, a car port to the northeast and a basement store (Figures 2-6). The walls of the dwelling were constructed from a mixture of stone and stone bricks, with the southeastern extent of the main dwelling being externally rendered. The multi-pitched & hipped roof was constructed from a traditional cut roof design and covered with Cotswold limestone tiles, mortared stone ridge tiles and mortared verges. A flat roof link extension, including a skylight, was located on the southwestern elevation. Wooden fascias & soffits, lead sheeting and guttering enclosed the roofs.

The majority of the first-floor ceilings were vaulted and only a single loft void on the northwestern extent of the main dwelling remained accessible. The roof was underlined with a space blanket type insulation, pinned to the rafters (Figure 7). The surveyed loft void measured approximately 10 m long x 2.5 m wide x 1.5 m high.



Figure 2. Southeastern and southwestern elevations of the dwelling



Figure 3. Southeastern and northeastern elevations of the dwelling



Figure 4. Northwestern and northeastern elevations of the dwelling and northwestern extension



Figure 5. Southwestern and northwestern elevations of the dwelling



Figure 6. Southwestern and southeastern elevations of the dwelling



Figure 7. An internal view of the northwestern loft void

3.1 The Bat & Protected Species Survey

The survey was conducted by William Clovis-Corbett and Julian Prow on the 13th January 2025, with the aid of head and hand-held torches, an endoscope, close-range binoculars, an extendable ladder and a digital camera.

The survey aimed to assess levels of use by bats through the presence of actual animals or their field signs, such as droppings, insect prey remains and/or urine staining, and the potential suitability of the buildings for roosting.

Other protected species, notably nesting birds and barn owl/s, were also investigated, including the presence and behaviour of any actual animals or their field signs, such as whitewash, pellets and or nest debris.

4.1 The Bat & Protected Species Survey

Table 1. Environmental conditions on 13th January 2025

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation (%)	Sunset time
6	1	100	0	N/A

Constraints on the survey:

A thorough search was made of all accessible internal and external surfaces.

4.1.1 Bats

Potential crevice roosting positions and bat access points into the building included gaps beneath lifted, slipped or broken roof tiles, beneath lead flashing, at the eaves and gaps in the stonework (Figures 9 - 14).

4.1.2 Nesting Birds

No evidence of bird nesting was found in association with the dwelling. However, potential access points for crevice/hole nesting passerines were identified (Figures 10 & 12-14).



Figure 9. Potential access point beneath roof tiles of main dwelling



Figure 10. Broken roof tile providing potential access point



Figure 11. Potential crevice roosting position beneath the flashing on the northwestern chimney



Figure 12. Crevice access point in the stonework



Figure 13. Potential access point on the southwestern elevation



Figure 14. Potential access point at the eaves on the northeast elevation

5.1 Bats

5.1.1 Roosting Bats

There were no bats, or evidence of bats identified in association with the dwelling.

However, the roof covering and stone work included multiple potential access points for crevice roosting bats and therefore it is considered of high potential that bat roosting positions may be concealed within the external layers of the property.

5.1.2 Legislation

Bats are protected under several articles of UK and European legislation, notably the Wildlife & Countryside Act 1981, the CroW Act 2000, and the Conservation (Natural Habitats, &c) (Amendments) 2019 Regulations [referred to as HR]. Under this legislation, it is illegal to:

- Intentionally or deliberately kill or injure bats;
- Deliberately disturb bats;
- Recklessly disturb roosting bats or obstruct access to their roosts; and,
- Damage or destroy bat roosts.

Where works are proposed that would result in offences being committed, a Bat Mitigation Class License (BMCL) or a European Protected Species Licence (EPSL) is required under the Habitats Regulations (2019). A BMCL or EPSL must be applied for from Natural England, permitting activities that would otherwise be deemed illegal.

5.1.3 Impacts

The proposed works could damage and/or destroy any unidentified bat roost/s and could potentially cause disturbance or injury of any bats present at the time of the works.

5.1.4 Further Survey

Further survey of the dwelling will be required to confirm the impact of the proposed works, identifying any bat species using the building, extent of use (in terms of numbers of bats) and type of bat use (in terms of seasonality and functionality of use).

The bat emergence survey must consist of three survey visits of the dwelling, during the active period for bat species, which extends from May to August/September inclusive.

5.2 Nesting Birds

There were no nesting sites identified in association with the dwelling at the time of the survey.

However, potential access points for crevice/hole nesting passerines were identified and it is considered likely that new nesting sites may be established during any future, bird nesting seasons, therefore precautionary measures (detailed below) should be implemented for nesting birds to ensure they are protected from disturbance and/or harm.

Whilst active, bird nest sites are legally protected from damage or disturbance (see Appendix 1). Therefore, care must be taken that the works do not disturb any future established bird nests.

Ideally, the proposed works should be scheduled to commence outside of the bird nesting season, removing any potential for undue delays caused by nesting birds. The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period.

Alternatively, if works are to be commenced during the bird nesting season, a nesting bird check, would be required immediately prior to the commencement of works, to confirm the presence or absence of active bird nests, with any active nests protected accordingly.

5.3 Ecological Enhancements

The National Planning Policy Framework outlines the Government's commitment to minimise impacts on biodiversity and provide increases in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Therefore, for the development to increase opportunities for wildlife, the following provisions should be included (in addition to any mitigation determined for bats after the further survey):

- One bat roosting provision – positioned within the external walls of the dwelling/proposed extension at a minimum height of 4 m, with a southerly aspect (Appendix 2);
- One bird nesting provision – positioned within the external walls of the dwelling/proposed extension at a minimum height of 2 m, with a northerly aspect (Appendix 3); and,
- One invertebrate provision – within the external walls of the dwelling, positioned in a sunny location, at a minimum height of 1 m (Appendix 4).

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APPENDICES

- Appendix 1: Legislation
- Appendix 2: Examples of Inbuilt Bat Roosting Provisions
- Appendix 3: Examples of Inbuilt Bird Nesting Provisions
- Appendix 4: Examples of Inbuilt Invertebrate Provisions

Bat Species

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2019 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations

In summary, it is an offence to

- deliberately, capture, injure or kill a bat
- deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a roost (this is an 'absolute' offence)
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc, performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Barn Owl

All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Barn Owls are listed on Schedule 1 which provides them with special protection.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage, or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

Nesting and Nest Building Birds

All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Nesting is determined as being from when birds first initiate nest building up until the point when fledglings stop returning to the nest.

Green & Blue Bat Block

Material: Cast concrete (75% waste materials from Cornish China Clay Industry)

Width: 215 mm

Height 440 mm

Depth: 120 mm

Position: Within external walls in place of a standard block on a southerly aspect, beneath eaves or at a minimum height of 4 m



Schwegler 1FR Bat Tube

Material: Woodcrete (75% wood sawdust, concrete and clay mixture)

Width: 200 mm

Height: 475 mm

Depth: 125 mm

Entrance Width: 150 mm

Entrance Depth: 20 mm

Weight: 9.5 kg

Position: Within external walls in place of a standard block on a southerly aspect, beneath eaves or at a minimum height of 4 m



Segovia Build-In Woodstone Bat Box

Material: Woodcrete

Width: 210 mm

Height: 500 mm

Depth: 170 mm

Entrance Width: 160 mm

Entrance Height: 25 mm

Position: Built into external wall, below eaves or at a minimum height of 4 m with the entrance face at the front, remaining exposed and visible. The sides can be removed and multiple boxes placed next to each other to create a larger roosting space



WoodStone Build in Open Nest Box

Suitable for: robins, wrens and blackbirds.

Material: Woodstone

Height: 180 mm

Width: 220 mm

Depth: 180 mm

Weight: 4.2kg

Position: Within external walls, at a minimum height of 2 m



Vivara Pro Estelle House Sparrow Terrace

Suitable for: House sparrows and individual

blue & great tits

Material: Woodstone

Height: 210 mm

Width: 290 mm

Depth: 160 mm

Weight: 7.5 kg

Position: Within external walls, at a minimum height of 2 m



Schwegler Brick Nest Box (Type 24)

Suitable for: House sparrows, great tits,

blue tits and nuthatches

Material: Woodcrete

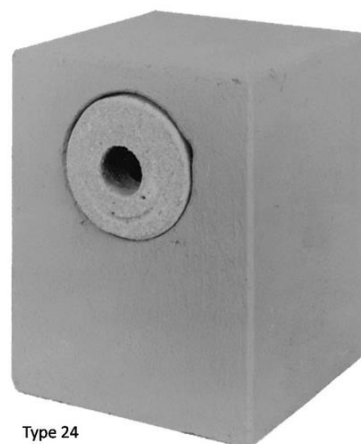
Height: 235 mm

Width: 180 mm

Depth: 180 mm

Weight: 2.8 kg

Position: Within external walls, at a minimum height of 2 m



Type 24

Green & Blue Bee Brick

Suitable for non-swarming solitary bees such as mason bees and leaf cutter bees.

Material: Concrete (75% waste materials from Cornish China Clay Industry)

Height: 65 mm
Width: 215 mm
Depth: 105 mm

Position: Within external wall in a southerly facing location, adjacent to garden/boundary habitats at a minimum height of 1 m.



Solitary Bee Bricks

Suitable for non-swarming solitary bees such as mason bees and leaf cutter bees.

Material: Frost resistant recycled cast concrete

Height: 65 mm
Width: 102.5 mm
Depth: 102.5 mm

Position: Within external wall in a southerly facing location, adjacent to garden/boundary habitats at a minimum height of 1 m.



Green & Blue Bees Block

Suitable for non-swarming solitary bees such as mason bees and leaf cutter bees.

Material: Concrete (75% waste materials from Cornish China Clay Industry)

Height: 215 mm
Width: 215 mm
Depth: 102.5 mm

Position: Within external wall in a southerly facing location, adjacent to garden/boundary habitats at a minimum height of 1 m.

