

2B Bradford Road, Winsley. Proposed Extensions and New Outbuilding

Bat Report

Version 1.0

Client: Mr and Mrs Hammond

Date: 30 October 2025

DOCUMENT CONTROL

Report prepared for:

Mr and Mrs Hammond

Main contributors:

Matt Johns BSc (Hons) MSc CEnv MCIEEM FGS

Director

Reviewed by:

Liz Johns BSc (Hons) MSc CEnv MCIEEM MRSOB

Director

Green Tree House, 11 St Margaret's St, Bradford on Avon, Wiltshire, BA15 1DA
T: 01225 723652 | E: info@johnsassociates.co.uk | W: www.johnsassociates.co.uk

1. DOCUMENT REVISIONS

Version	Details	Date
1.0 Final	Bat report covering PRA and bat emergence surveys issued for planning	30th October 2025

Third party disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Johns Associates at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Johns Associates excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

TABLE OF CONTENTS

1.1. Background.....	2
1.2. Summary of Proposals.....	2
1.3. Purpose of this Report	5
1.4. Personnel.....	5
1.5. Site Description and Location	5
1.6. Legislation and Policy.....	7
2.1 Desk Study	8
2.2 Potential Roost Assessment - Buildings	8
2.3 Bat Emergence Survey	10
2.4 Ecological Context	11
2.5 Limitations, Constraints and Assumptions	11
RESULTS	13
2.6 Desk Study	13
2.6.1 Designated Sites.....	13
2.6.2 Non-Statutory.....	14
2.6.3 Granted European Protected Species Licenses.....	14
2.6.4 Species Records.....	15
2.6.5 Strategic Significance	15
2.7 Potential Roost Assessment	15
2.7.1 External Potential Roost Inspection of the Dwelling	15
2.7.2 Internal Potential Roost Inspection of the Dwelling	19
2.7.3 Ecological Context Assessment	22
2.8 Bat Emergence Survey	22
2.8.1 Survey 1.....	22
2.8.2 Survey 2.....	24
2.8.3 Potential Bat Roost Conclusions.....	24
ECOLOGICAL ASSESSMENT, CONSTRAINTS AND OPPORTUNITIES	25
2.9 Key Constraints to Design	25
2.10 Mitigation	25
2.10.1 Bats.....	25
2.11 Opportunities for Enhancement	25
CONCLUSIONS	26
APPENDIX A – LEGISLATION AND PLANNING POLICY	27

1 INTRODUCTION

1.1. BACKGROUND

Johns Associates Ltd were commissioned by Mr and Mrs Hammond, owners of 'Hillview Farm', 2b Bradford Road, Winsley, Wiltshire BA15 2HL to undertake a Potential Roost Assessment of the dwelling at this address (see Figure 1). Hillview Farm is located at OS grid reference ST 80826 61180 hereafter referred to as 'the Site'. This work was extended with two bat emergence surveys during the late maternity and early breeding period of the year in 2025.

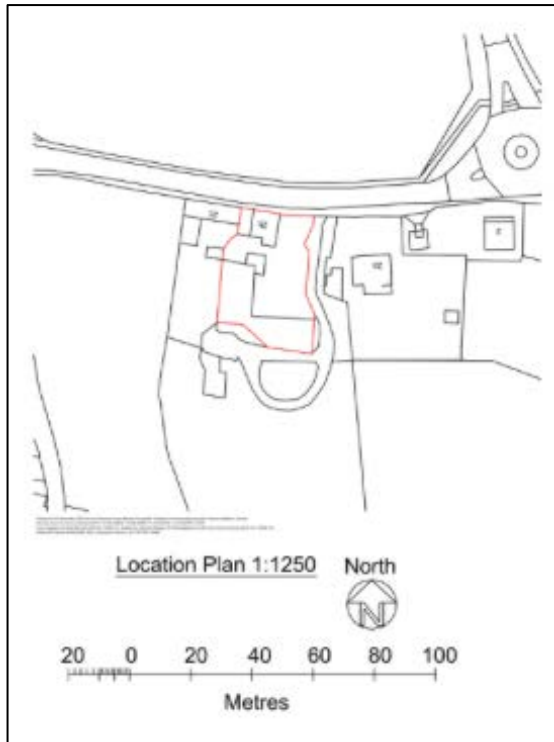


Figure 1. Location Plan

This report presents the results and recommendations of the Bat Survey undertaken in support of a planning application (reference PL/2025/07696) for the 'Proposed Extension and Outbuilding' at 2b Bradford Road (the Proposed Development).

1.2. SUMMARY OF PROPOSALS

2B Bradford Road is an existing detached dwelling with a generous curtilage on the edge of Winsley, accessed directly off Bradford Road. The property is part of a cluster of established residential dwellings forming a ribbon of development along the roadside.

The Proposed Development is a full householder planning application at 2B Bradford Road, Winsley, for the erection of a two-storey rear extension, a single-storey rear extension, and a detached garage outbuilding. This development would take place on the footprint of the existing building and adjacent sealed surfaces/made ground, with no need to encroach onto adjacent garden areas.

- Two-storey rear extension: A subservient addition at the rear, finished with a natural slate roof, natural stone at ground floor, and larch cladding at first floor.
- Single-storey rear extension: Providing additional family accommodation with a sympathetic ridge height and natural slate roof finish.
- Detached garage outbuilding: Timber clad, modest in scale, and ancillary to the main dwelling. No external staircase is proposed.

The design ensures that:

- The principal frontage along the road remains largely unaffected.
- Extensions are tucked to the rear, invisible from the public domain.
- Materials are high quality and sympathetic to local rural character.
- The garage outbuilding is designed in a simple, agricultural-inspired form, appropriate to its setting.

This is shown as the Existing and Proposed Block Plans in Figure 2 and the scaled proposal plans in Figure 3.



Figure 2. Existing Block Plan and Planning Application Boundary



Figure 3. Scaled drawing of proposed develop

1.3. PURPOSE OF THIS REPORT

The purpose of this report is to identify key ecological constraints and opportunities with regards to the proposed development in relation to bats, which may be using the dwelling, whilst providing recommendations for the avoidance, mitigation, and compensation for effects to protected or notable features present, in line with best practice guidance and legal requirements. The measures included in this report will ensure the conservation of habitats and species, in line with current International, European and UK legislation and National and Local Planning Policy.

1.4. PERSONNEL

All work was led by experienced ecologist Matt Johns BSc (Hons) MSc CEnv MCIEEM FGS from Johns Associates Ltd who has over 30 years experience as an ecological consultant. Matt holds a Level 2 class licence for bats, issued by Natural England (2015-14942-CLS-CLS) and a bat earned recognition licence. Matt was assisted by other ecologists from Johns Associates where needed (e.g. bat emergence surveys).

1.5. SITE DESCRIPTION AND LOCATION



Plate 1. Rear elevation (facing north and adjacent to Bradford Road)



Plate 2. Eastern elevation



Plate 3. Southern Elevation a



Plate 4. Southern Elevation b

1.6. LEGISLATION AND POLICY

The legislation and national and local planning policies which are relevant to this assessment are provided in Appendix A to this report.

2 METHODOLOGY

2.1 DESK STUDY

A desk study was undertaken to collate all publicly available existing information relating to bats in relation to the proposed development (the dwelling) and its surrounding area. The data was used to inform the scope of the Site survey and to enable a full assessment of the likely effects of the proposed activities on any protected bat sites and bats using the Site. The following open sources were consulted:

- Multi Agency Geographic Information for the Countryside (MAGIC) website Records and citations to a 2km radius for national designated sites, international designated sites and 5km for sites designated for bats and EPS licences, and a 500 m radius for priority habitats (owing to the small-scale nature of the proposals).

The Wiltshire Council Local Plan policy mapping website for details of relevant Landscape and Environment Local Plan Policies: (<https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8>)

- Google Maps (www.maps.google.com).
- NBN Atlas website for records of legally protected and/or notable species from within a 1 km radius of the Site (5 km for bats that may be associated with the SAC).

Owing to the scale and nature of the proposals, it has not been considered appropriate or necessary to carry out a more detailed desk study for this Site or to obtain Local Records Centre data.

2.2 POTENTIAL ROOST ASSESSMENT - BUILDINGS

A survey of the dwelling on Site was initially carried out on 21st August 2025 by Matt Johns. The inspection followed the professional survey guidance as detailed in Bat Survey Guidelines for Professional Ecologists: Good Practice Guidelines (Bat Conservation Trust, 2023).

The survey entailed a direct search for evidence of bats on both internal and external features of the dwelling associated with the planning application. The external building inspections were carried out from the ground. Other supporting equipment included close focusing binoculars, video endoscope, a high-powered torch, and ladder as required. The buildings were examined externally for features that could support roosting bats and features that could lead to internal potential roost features (PRFs). To support this, a small drone was used to inspect the roof structure and to record images where ground visibility was restricted.

The building was also subject to an internal inspection.

The presence of roosting bats can be observed through signs such as accumulations of moth or butterfly wings or bat droppings and staining and/or scratch marks around potential entrance and exit points. However, the absence of droppings/evidence cannot be treated as conclusive proof that bats are not present, and therefore an assessment was also made of the potential of the building to support bats based on the criteria detailed by the Bat Conservation Trust (2023) and provided in Table 2 below.

Foraging and Commuting Habitat Assessment

The overall suitability of the Site and adjacent habitats for foraging and commuting bats was assessed on 21st August 2025 by Matt Johns. The assessment followed the professional survey guidance as detailed in Bat Survey Guidelines for Professional Ecologists: Good Practice Guidelines (Bat Conservation Trust, 2023) to determine its importance within the wider local context, particularly with reference to the location of known roosts obtained through the Desk Study local knowledge, including bat surveys completed by Johns Associates and reported on in relation to other consultancy and voluntary bat surveys conducted by Johns Associates between Winsley and Bradford on Avon over the last 20 years. The assessment was conducted using the criteria described in Table 1.

Table 1: Guidelines for assessing the potential suitability of proposed development sites for bats, based on presence of habitat features within the landscape, to be applied using professional judgement (Bat Conservation Trust, 2023)

Suitability	Description Roosting Habitats	Commuting 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	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 flightpaths 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 year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 flightpaths 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	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens.

Suitability	Description Roosting Habitats	Commuting and Foraging Habitats
	irrespective of species conservation status, which is established after presence is confirmed).	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 or tree 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 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 flightpaths 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 Tomlison, 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.		

2.3 BAT EMERGENCE SURVEY

The Bat Conservation Trust (2023), provides guidance on the level of survey effort required for structures (including buildings) as reproduced below.

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .
a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see para 5.2.44). In some cases, more than one survey may be needed, particularly where there are several buildings in this category. b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.		

Reproduced from BCT (2023)

BCT provides the following advice on carrying out bat emergence surveys from structures/buildings. Ecologists to visit at dusk to listen, observe and record (using a bat detector and a night vision aid) and observe bats emerging from a roost. Information is compiled on species, numbers, access points, roosting locations and flight paths. Sufficient surveyors are required to cover the building, assisted with a night vision aid and e.g. infrared spotlights to allow observation/recording of bats emerging after it gets too dark to see using the human eye. Calls from emerging bats to be analysed using proprietary software.

2.4 ECOLOGICAL CONTEXT

An assessment of the general ecological context of the Site was undertaken with notes made with respect to the suitability of surrounding habitats to support roosting, foraging and commuting bats and other notable/protected faunal species.

The ecological context of the development site was assessed for the following characteristics:

- Proximity to suitable foraging habitats
- Connectivity to known roosts
- Connectivity to foraging areas
- Lighting and disturbance effects

2.5 LIMITATIONS, CONSTRAINTS AND ASSUMPTIONS

The timing of the surveys extended from 21st August 2025 until 23rd September 2025. Ideally an emergence survey would have been conducted in an earlier part of the maternity season (e.g. June or July) but this was not possible. Because of the outcome of the Potential Roost Assessment, and taking into account the conditions encountered, it is considered that this is not a critical limitation to the surveys, its results and conclusions made.

The findings of this report are valid at the time of survey (September 2025). Should there be delays to the project timetable and/or implementation of the proposed development updated survey work may be required. In this instance, advice should be sought to ensure the data, recommendations and conclusions set out in this report remain valid.

No other limitations or constraints regarding the field survey or desk study were encountered.

RESULTS

2.6 DESK STUDY

2.6.1 Designated Sites

2.6.1.1 Statutory

The Site is not a statutory site of nature conservation importance for bats.

Eight statutory sites for bats are situated within 5 km of the Site. These are summarised in Table 1 below:

Table 1: Statutory designated sites within 2km of the Site

Site Name	Description	Distance from Site
Bath & Bradford on Avon Bats SAC	This site comprises a network of significant underground sites which are used by hibernating, breeding and mating bats and includes four nationally important SSSIs (including the two listed above). The SAC is designated for hibernating greater horseshoe and Bechstein's <i>Myotis bechsteinii</i> bats. Hibernating lesser horseshoe <i>Rhinolophus hipposideros</i> bats are a notifiable feature but not a primary reason for the designation. All three bat species are considered to be rare in the UK.	1.3km (nearest component)
Winsley Mines SSSI ST 795607 Favourable Condition	The two old stone mines on this site, Murhill Quarry and Winsley Rift Mine, are important hibernation sites for the rare and endangered greater horseshoe bat <i>Rhinolophus ferrumequinum</i> . Up to 100 bats have been recorded in these mines during the winter, the majority using Murhill Quarry. Winsley Mines have regularly provided hibernation sites for up to 5% of our greater horseshoes. Four other species of bat have been recorded using Winsley: the lesser horseshoe <i>Rhinolophus hipposideros</i> , whiskered <i>Myotis mystacinus</i> , Brandt's <i>M. brandti</i> and Natterer's <i>M. nattereri</i> .	1.3km
Inwood Warleigh SSSI ST 800633 Unfavourable Condition	Inwood is a structurally varied and botanically rich example of southern calcareous ash-wych elm and dry ash-maple woodland. It supports an extremely rich ground flora including populations of two nationally uncommon plants. The extensive ride system incorporates an area of unimproved neutral hay meadow which adds considerably to the interest. Both woodland and grassland elements of the site represent habitat types which have greatly declined in extent in recent years and remain under threat. Bats do not form part of the reasons for the designation of this SSSI or included on its citation.	1.9km
Gripwood Quarry SSSI ST 822603	This is a SSSI notified for its geological features. It is also a known horseshoe bat roost (not part of the citation as such)	1.4km
Iford Manor SSSI ST 802589 Favourable Condition	Iford Manor consists of a large country house and gardens situated on the Avon/Wiltshire border alongside the River Frome and surrounded by water meadow, permanent pasture and hedgerows leading up into nearby woodland. The roof voids of the Iford Manor barn and Iford Manor mill are used as a summer maternity roost by a colony of greater horseshoe bats <i>Rhinolophus ferrumequinum</i> . Iford Manor contains the second largest breeding colony in England	2.2km

	(with counts in excess of 250 bats recorded each year) and is one of only 14 known breeding roosts in the country. The site comprises the barn and mill, as well as an adjacent orchard. Trees within the orchard are known to be used by Daubenton Myotis daubentonii and Noctule Nyctalus noctula bats, and are used by R. ferrumequinum as a flight path on emergence.	
Brown's Folly SSSI ST 793662 Favourable Condition	Brown's Folly is a nationally important wintering roost for bats and supports a calcareous grassland community with a restricted distribution in England. Semi-natural broadleaved woodland and calcareous scrub with a flora and fauna of local interest, also occur. Brown's Folly supports 6 species of bat: Natterer's bat Myotis nattereri, whiskered bat M. mystacinus, Brandt's bat M. brandti, brown long-eared bat Plecotus auritus, greater horseshoe bat Rhinolophus ferrumequinum and lesser horseshoe bat R. hipposideros.	4.3
Combe Down and Bedhampton Down Mines SSSI	Covering an area of 6.22 hectares Combe Down and Bathampton Down Mines are disused, underground stone workings, a number of which are interconnected, situated on the outskirts of Bath. They provide important hibernation sites for the rare and endangered greater horseshoe <i>Rhinolophus ferrumequinum</i> bat, being used by significant numbers of animals from more than one breeding site. The mine entrances allow the bats to use the underground systems, in addition to providing essential ventilation, an important feature of bat hibernation sites. The mines are also important hibernation sites for a number of other bat species; the lesser horseshoe commonly occurs, and the brown long-eared <i>Plecotus auritus</i> , Natterers <i>Myotis nattereri</i> , Whiskered <i>Myotis mystacinus</i> and Daubentons <i>Myotis daubentoni</i> have also been regularly recorded.	4.9 km
Midford Valley Woods SSSI ST 769611 ST 777617	Midford Valley Woods 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. Bats do not form part of the reasons for the designation of this SSSI or included on its citation.	3.1km

2.6.2 Non-Statutory

The Site is not a non-statutory site of nature conservation importance.

2.6.3 Granted European Protected Species Licenses

A total of 5 European Protected Species (EPS) bat licences have been granted by Natural England for the area within 2 km of the Site. These are summarised in Table 2:

Table 2: EPS Licences within 2km of the Site

Reference No.	Species	Start/ End Date	Details	Approximate Distance from Site
2016-25512-EPS-MIT-1	Common and soprano pipistrelle. Lesser horseshoe	22/11/2016-22/11/2016	Destroy resting site	>1.25km
2016-26631-EPS-MIT	Soprano pipistrelle	30/11/2016 - 30/11/2016	Destroy breeding site	>1.25km
2015-12806-EPS-MIT	Brown long-eared bat, common pipistrelle	29/07/2015 – 31/12/2015	Not known	>1.25km
2015-15822-EPS-MIT	Common pipistrelle, lesser horseshoe and serotine	13/11/2015 – 30/11/2020	Destroy resting site	>1.25km
EPSM2012-4244	Brown long-eared bat, common pipistrelle	23/03/2012 – 31/12/2015	Destroy resting site	>1.25km

2.6.4 Species Records

The NBN Atlas search returned bat records for the area within 2000m of the Site. Bat records are: Daubenton's bat (390 records), common pipistrelle (7 records), soprano pipistrelle (5 records), greater horseshoe bat (115 records), lesser horseshoe bat (75 records), natterers bat (7 records), serotine bat (4 records), whiskered bat (4 records), Brandt's bat (3 records), Noctule bat (2 records) and Bechstein's bat (1 record).

2.6.5 Strategic Significance

The Site is located within the Cotswolds National Landscape Area, and consultation zones for Winsley Mines (SSSI), alongside the associated Bath and Bradford on Avon Bat SAC, and Iford Manor SSSI, and as a result a high level of strategic significance is applied consistently to both modified, lost and enhanced/created habitats and conditions for bats within the proposed Site boundary.

2.7 POTENTIAL ROOST ASSESSMENT

The Proposed Application relates to the extension of an existing two-storey dwelling and the provision of a detached outbuilding. Plates 1 to 4 illustrate the existing dwelling (subject to the planning application) and the existing outbuilding (not subject to the planning application).

2b Bradford Road is a two storey, two bedroom building with the front generally facing north. Dating back to around 1850, the original building was likely extended to its current form in the 1950s.

2.7.1 External Potential Roost Inspection of the Dwelling

2b Bradford on Avon has solid stone walls and is semi-detached to another private dwelling along its eastern boundary. Windows are present on the ground and first floors of the southern and eastern aspects.

The two components of the building (original and 1950s extension) are at different elevations so two double pitched roofs are present comprising natural slate, artificial slate and clay tiles. Windows are all uPVC and doors are uPVC and

timber. A stone chimney stack is present in the centre of the right-hand roof ridge line. This has no evidence of cracking, spalling or leaning and the lead and cement flashings around the base of the stack are in reasonable condition with no evidence of suitable access to roosting bats. Concrete ridge tiles were present and found to be in reasonable condition with no visible access points for bats. Coping stones were present above the eaves, and whilst frost damage was noted, this did not provide opportunities for bats.

The inspection revealed two distinct roof forms to the property: a dual-pitched roof over the main first-floor bedrooms and a hipped, pyramid style roof covering the kitchen extension. Each of these roofs has distinct characteristics in terms of materials, age, and current performance. To the main structure, the roof is of a dual-pitched arrangement running laterally across the righthand side of the property, serving the bedrooms located on the first floor. The left-hand slope of this roof is laid in artificial slates, which are believed to have been installed approximately 10 to 15 years ago. These tiles are composed of fibre cement. There was no signs of delamination, slipping, missing slates or failure. Conversely, the right-hand pitch of the same roof is clad in natural slate, which is estimated to be around 40 years old. No active defects were noted on the day of inspection or structural deformation visible internally or externally.

The kitchen roof, located to the rear of the property, adopts a pyramid-hipped configuration. Externally, several slipped or broken tiles were observed. Evidence of active water ingress was identified in the ceiling void beneath this roof, with staining and minor ceiling damage suggesting that the waterproofing layer has been compromised.

The following plates illustrate the external features of the building, focusing on the roof, demonstrating that, generally, there are limited opportunities for bats to use features as roosts or access internal roof voids.







The masonry is generally in fair condition, with no signs of severe frost damage or weather-related decay. Some weathering of the mortar joints is visible, which is to be expected in a property of this age although the pointing does not require immediate attention and no gaps suitable for bats are present. Wooden barge boards support the rainwater goods. These were inspected using a high power torch from a ladder and no evidence of roosting bats was recorded, with the boards either being tight fitting or full of cobwebs. Bargeboards above the kitchen area were set further back from the stone walls providing a larger gap, but no evidence of bats were recorded, including through use by endoscope.

There were no potential access points or roosting features associated with the walls, doors, windows or other parts of the building. There were no potential access points or roosting features associated with the northern aspect of the building or the northern parts of the valley between the two roofs, meaning that the emergence survey could focus on the southern and eastern parts of the building.



2.7.2 Internal Potential Roost Inspection of the Dwelling

The inside of the building was fully inspected. The building is a dwelling, although not occupied at the time of the inspection. The ground floor has three living rooms, a bathroom and kitchen. The first floor has a bathroom and two bedrooms. All of these rooms are brightly lit by natural light with no opportunities for bats to access and use them. No bat droppings or other evidence was observed.

Both parts of the building have roof voids, which can be accessed by a loft hatch (typically closed).

The eastern (above the first floor) roof space is constructed in a traditional manner, using a conventional timber-framed structure consisting of rafters and mid-span purlins. The timber appeared sound and no evidence of cracks or crevices were found. The underside of the left-hand roof pitch is lined with a breathable roofing felt membrane and the right-hand slope is lined with an older bitumen-based felt. Significant evidence of rat was found (characteristic droppings), which is has recently been recorded as a predator of bats¹. Considerable amounts of cobweb were present. A careful

¹ See <https://www.science.org/content/article/rats-filmed-snatching-bats-air-first-time#:~:text=Poised%20on%20a%20humanmade%20landing,which%20it%20quickly%20becomes%20dinner>. [Accessed 30/10/25)

and complete search of the insulation/boards, walls, exposed timbers and gaps behind the felt did not find any evidence of current or historic use by roosting bats.

The western roof above the ground floor kitchen is of a traditional configuration and comprises timber rafters, purlins supported by vertical struts, and collar beams. The underside of the roofing material is lined with bitumen-based sarking. Considerable amounts of cobweb were also present. A careful and complete search of the insulation/boards, walls, exposed timbers and gaps behind the felt did not find any evidence of current or historic use by roosting bats.

The internal roof voids are illustrated in the following plates.





Potential Roost Status

In conclusion, 2b Bradford Road is considered to offer potentially Moderate Suitability for small numbers of crevice dwelling roosting bats, e.g. common or soprano pipistrelle species. *There is no access for horseshoe bat species.* Potential roost features areas are limited to small areas between the exterior wall and bargeboard on the south and east, below the small number damaged tiles above the kitchen on the south and in previously undetected locations within the roof voids (but emergence restricted to these areas).

Two bat emergence surveys of the dwelling, supported by two surveyors with bat detectors, IR cameras/floodlights are therefore required.

Foraging and Commuting Habitat Assessment

The eastern site boundary and the garden to the south Site, offers moderate foraging habitat suitability and potential commuting habitat for a range of bat species known to be in the local area. The area to the north of the building is subject to street and car lighting that also washes over the eastern aspects of the building. This area is less likely to offer foraging habitat opportunities. The more optimal habits are located to the north, beyond Bradford Road (cattle-grazed pasture) and the diverse mosaic habitats associated with the Limpley Stoke Valley and wider agricultural land (including woodland, grassland, hedgerows, canal, river, gardens).

2.7.3 Ecological Context Assessment

The single dwelling associated with the Proposed Development is an existing dwelling, located within the residential curtilage of Winsley, and is semi-detached and subject to some lighting. The Proposed Development is associated with the existing building and compacted stone or sealed surfaced areas. As such is the Proposed Development and associated footprint of the works is only likely to be of Site value in terms of the biodiversity interest.

2.8 BAT EMERGENCE SURVEY

2.8.1 Survey 1

An initial bat emergence survey was undertaken on the 10th of June 2025 led by Matthew Johns MCIEEM with a suitably experience survey assistant. Two Elekon Batlogger M bat detectors were used alongside two Canon XA65 cameras with in-built infra-red lamp and sensor and a bank of IR floodlights.

The surveyors and equipment were positioned to allow full visibility of the building as shown in Figure 4.

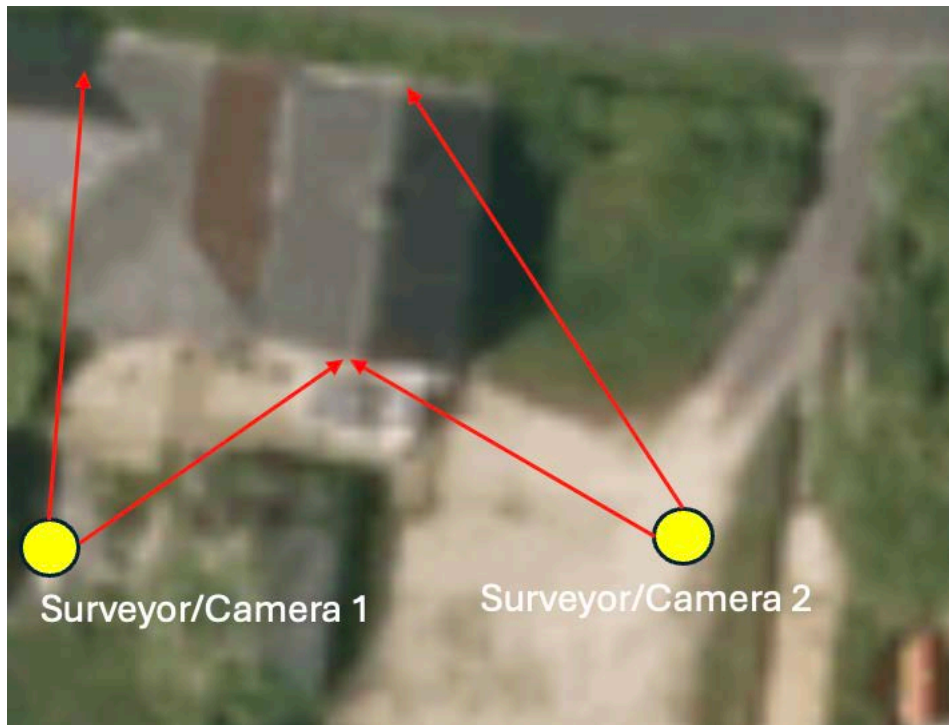


Figure 4. Locations of Surveyors, Equipment and Field of View

To ensure all aspects were covered, during the survey event, a third IR camera and batlogger was placed viewing the north of the building during the first survey (no potential features or access points were recorded). Its position is shown in the following plate. This aspect was impacted by the street lighting and passing cars.

Representative positions and views of the surveyors and equipment are shown in the following plates. These positions and elevations allowed full unobscured views of the potential bat roost features recorded. These were reproduced in Survey 2.



The survey started 15 minutes before dusk and ended 2 hours after dusk.

Weather conditions were good. Dry conditions throughout. Temperature ranged from 21 degrees Celsius at the start to 18 degrees Celsius, and wind changing from Beaufort 1 to 2. Cloud range from 3/8 to 1/8.

No bats were recorded emerging from the building both in terms of the visual observations made during the survey (including use of the IR camera screens and the video playback).

Bats were recorded commuting through the site and foraging within it. Analysis of the recorded calls confirm there were 32 individual echolocation events – recorded across the 2hr 15 minutes of the survey (from all survey positions).

- Myotis sp. (3 events), Common pipistrelle (23 events), soprano pipistrelle (1 event), long-eared bat (3 events), lesser horseshoe bat (1 event), serotine bat (1 event)

2.8.2 Survey 2

Survey 2 occurred on the 23rd September 2025. Surveyor positions and equipment matched that of survey 1 and as shown in Figure 4 and the third set of equipment set to run remotely to record the northern aspect. The survey started 15 minutes before dusk and ended 2 hours after dusk.

Weather conditions were good and remained dry throughout. Temperature was 20 degrees Celsius at the start and only declined to 19degrees Celsius and the end. The wind did not change from Beaufort 2. Cloud ranged from 2/8 to 4/8.

No bats were recorded emerging from the building both in terms of the visual observations made during the survey (including use of the IR camera screens and the video playback).

Bats were recorded commuting through the site and foraging within it. Analysis of the recorded calls confirm there were 32 individual echolocation events – recorded across the 2hr 15 minutes of the survey (from all survey positions).

- Myotis sp. (3 events), Common pipistrelle (31 events), soprano pipistrelle (1 event), serotine bat (1 event)

2.8.3 Potential Bat Roost Conclusions

Based on the detailed external and internal inspections of the building in August 2025, limited presence/extent of potential roosting features and the results from the two bat emergence surveys, it is concluded that **the building associated with the Proposed Development is currently not a bat roost**, that it is not afforded protection as such under the nature conservation legislation of related planning policies and no further surveys are required to demonstrate this.

ECOLOGICAL ASSESSMENT, CONSTRAINTS AND OPPORTUNITIES

2.9 KEY CONSTRAINTS TO DESIGN

No constraints or confirmed bat roosts are currently associated with No 2B Bradford Road (the dwelling associated with the planning application) in relation to bats. Due to its location and presence of potential roost features, there always remains the potential for these features to be used by bats prior to works occurring, should permission be granted. The survey results are considered relevant for 12 months, so if permission is granted and works are delayed beyond August 2026, then further survey should be carried out to inform the condition (in relation to roosting bats) at that time.

The landscape around No 2b Bradford Road supports a range of foraging and commuting bats and a number of roosts and national/internationally protected and important sites for bats are in the nearby vicinity. As such, due regard for bats is required.

Should a bat be unexpectedly found, it will be left *in situ* and the roofing material carefully replaced. Johns Associates would be contacted. External/roofing works would stop until a bat licence is obtained, when works would recommence in accordance with its method statement and agreed programme.

2.10 MITIGATION/COMPENSATION

2.10.1 Bats

The incorporation of any additional lighting (external or internal) needs to take into account the potential for foraging light-sensitive bats in this area, in particular around the retained adjacent garden and currently darker adjacent land. As such, light spill needs to be retained to the proposed development site itself, avoid illuminating the rear of the building and be designed in accordance with the latest best practice from the Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. GN08/23.

4.2.6 Further Surveys Required

No further surveys are required.

2.11 OPPORTUNITIES FOR ENHANCEMENT

It is suggested that 2 bat boxes (1 x Greenwoods Cavity and 1 x Greenwoods Crevice type) should be installed on the proposed outbuilding, ensuring the installation locations are at eaves height and are not lit.

CONCLUSIONS

Considering the baseline habitats and survey data (bats present commuting and foraging through the Site but not roosting in the dwelling), alongside protecting the adjacent habitat and likely ecological function (including those associated with the bat SSSIs/SAC) together with the proposed mitigation and enhancement proposals, no adverse significant effect is predicted.

As such, it is reasonable to conclude that the proposed development meets the requirements of local and national planning policy and the nature conservation legislation.

APPENDIX A – LEGISLATION AND PLANNING POLICY

LEGISLATION

Many species of animal and plant receive some degree of legal protection. For the purposes of this report, legal protection refers to: all species of bats as included on Annex II of the Habitats Directive 1992 (Council of European Communities, 22/07/1992) the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

Legal offences associated with bats include (inter alia):

- Deliberate capture, injury or killing of bats;
- Deliberately disturb bats in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young;
- Intentional or reckless disturbance of bats in their place of shelter or protection;
- Damaging or destroying a resting place or breeding site;
- Intentionally or recklessly obstructing access to a place of shelter or protection; and
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of an animal.

NATIONAL PLANNING POLICY

There are numerous national and local planning policies associated with flora and fauna (also referred to as biodiversity) that need to be addressed as part of the planning process. The Government has issued its National Planning Policy Framework (NPPF) 2023, which requires impacts to biodiversity to be minimized and net gain to be achieved.

180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

181. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁶²; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

182. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

62 Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.

63. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

183. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

184. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 182), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

185. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

186. When determining planning applications, local planning authorities should apply the

following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶⁷ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

187. The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

188. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

LOCAL PLANNING POLICY

As well as national policy, there is relevant biodiversity policy contained within Wiltshire Core Strategy adopted in January 2015. Core Policy 50 is relevant to the proposed application and is summarised below.

Core Policy 50 Biodiversity and Geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- cannot reasonably be avoided
- are reduced as far as possible
- are outweighed by other planning considerations in the public interest
- where appropriate compensation measures can be secured through planning
- obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term

Local Biodiversity Action Plans

The "England Biodiversity List" satisfies the requirements of Section 41 of the NERC Act 2006 and includes those habitat and species considered to be of Principal Importance for the conservation of biodiversity in England and Wales. This list replaces the UK BAP Priority Habitats and Species.

However, many local authorities/counties still maintain a Local Biodiversity Action Plan (LBAP) document which includes those habitats and species considered to be a priority within the local area in terms of their biodiversity importance.

The Wiltshire Biodiversity Action Plan produced in 2008 has a separate action plan for the 15 species of bats found in the county. The county is a stronghold for bats, and they utilise a wide range of habitats. Existing roosts, hibernation sites and key flight lines are protected, and more potential hibernation and roost sites should be created.