

Holly House, Coombe Lane

Bat Emergence Survey Report



8th July 2026

Document control

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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
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Executive summary				
Purpose of report	- To confirm the presence or likely absence of bats on Site - To confirm which species of bat and in what number are present - Confirm how bats are using the Site			
Context of report	The Site is comprised of a two-storey family home, gardens and three associated outbuildings. The proposed development and alterations to the site are as follows: Extend the existing residential house on site.			
Methodology	- The Site was assessed in line with the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023). - A desk study was carried out, identifying bat EPSLs within 2km of the Site and SACs within 7.5km of the Site. - Recommendations for general mitigation, enhancement and further surveys were made.			
Ecological constraints	Building	Date	Bats species recorded	Number recorded
	1	05/05/2026	Common pipistrelle	2
			Soprano pipistrelle	2
		26/05/2026	Brown long eared	1
		16/06/2026	Brown long eared Common pipistrelle	3 1
Mitigation	A maximum of three brown long eared, two common pipistrelle, and two soprano pipistrelle bats were recorded emerging from building 1 – Holly House during the emergence surveys. This confirms the building houses summer, day roosts for these three species. Droppings collected during the PRA confirmed serotine were also roosting in the roof void. Bats constitute an ecological constraint to the proposed works to buildings 1. Subject to receiving planning approval, it will be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place. No building works on building 1 – Holly House must take place until an EPSL has been issued.			

1. Introduction

1.1. Background

- 1.1.1. In August 2025, Wessex Ecology Ltd was commissioned by Steve & Caroline Donnelly to undertake a Preliminary Roost Assessment of Holly House, located in Ansty village in Wiltshire.
- 1.1.2. The PRA assessed building 1 – Holly House to have a CONFIRMED bat roost based on a bat photographed roosting in the roof void, approximately 500 droppings found in the attic space of the building as well as a high number of potential roost features (PRFs). Buildings 2, 3, and 4 on site were judged to have NEGLIGIBLE bat roost potential based on the lack of PRFs recorded in their fabric and no evidence of bats recorded internally or externally.
- 1.1.3. Based on the findings of the PRA, three bat emergence surveys of building 1 – Holly House were required to confirm the presence and activity of bats using the structure to roost. These surveys took place in May and June 2026.
- 1.1.4. The purpose of this report was to:
 - To confirm the presence or likely absence of bats on Site
 - To confirm which species of bat and in what number are present
 - Confirm how bats are using the Site

1.2. Site Description

- 1.2.1. Holly House and its grounds, hereafter referred to as 'the Site', measured approximately 0.15ha and was situated on Coombe Lane, which ran to the east of the Site (approximate OS grid reference: ST 95535 26486), see Figures 1 & 2 below.
- 1.2.2. The Site was comprised of a two-storey family home, gardens and three associated outbuildings.
- 1.2.3. The surveyed buildings on Site were building 1 – Holly House.
- 1.2.4. At the time of writing, the proposed developments and alterations to the Site were as follows:
 - Extend the existing residential house on site.
- 1.2.5. All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Figure 1. Site location with red line boundary

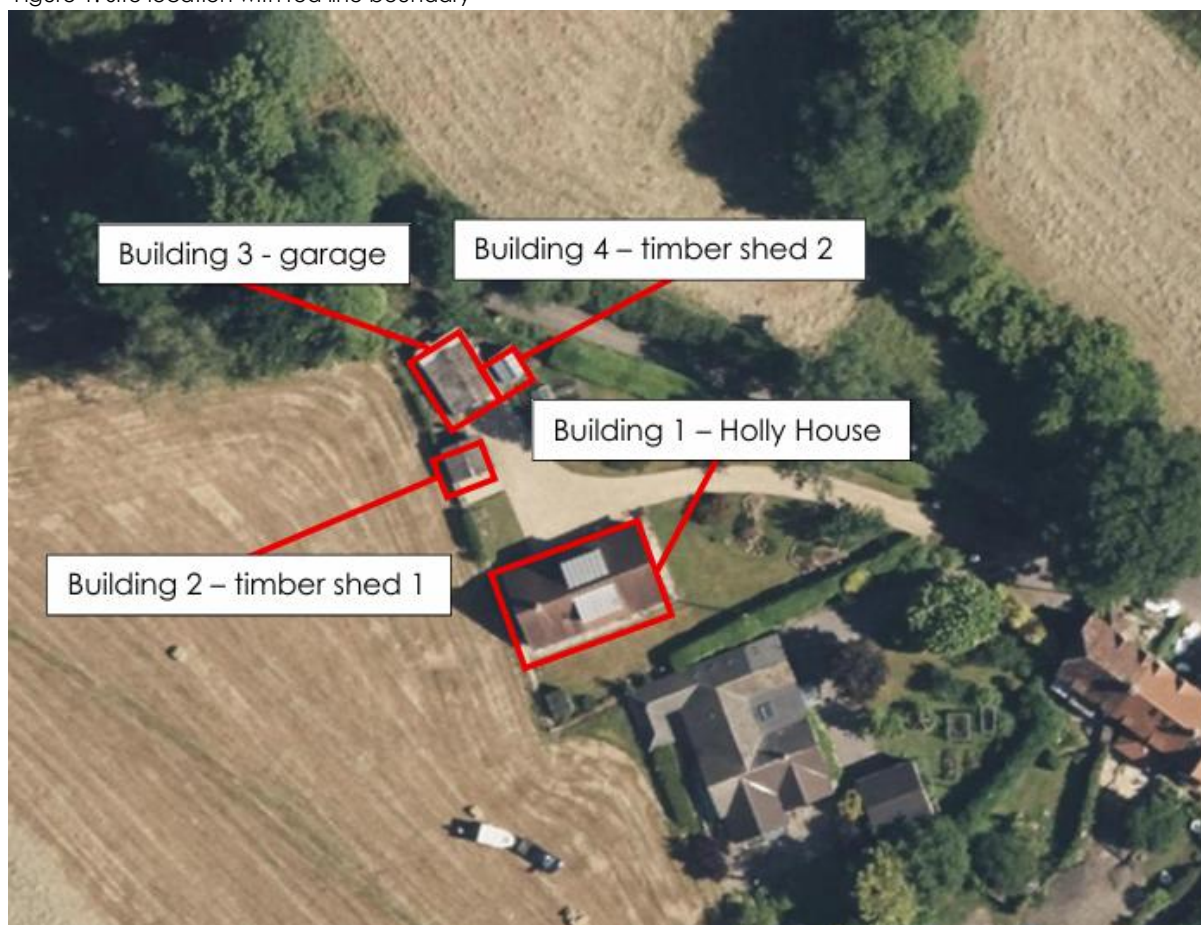


Figure 2. Landscape surrounding site of proposed development



2. Personnel

2.1. Desk study and report writing

- 2.1.1. Joseph Dean is an ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. He is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

2.2. Preliminary roost assessment

- 2.2.1. Ashleigh Cairns is an ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. She is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

2.3. Bat emergence surveys

- 2.3.1. The bat emergence surveys were conducted by experienced bat surveyors Clive Ridout-Dobson, Kate Ridout-Dobson, Samuel Horner, Callum Ball, Josh Knatt, Katie Shapland, Tracy Jones, Kerry Miller, and Chris Fry.

2.4. Bat hibernation surveys

- 2.4.1. Bat hibernation surveys were conducted by Samuel Horner who is an experienced bat acoustics analysts and holds a passing Certificate of Bat Acoustics Analysis (CoBBA).

3. Planning and Legislation

3.1. Planning policies

- 3.1.1. This report is prepared with reference to the National Planning Policy Framework 2024.

3.2. Legislation

- 3.2.1. The following legislation informed the survey approach and considerations. Further details regarding specific legislation relevant to this project can be found in Appendix 3.

- European Habitats Directive
- Natural Environment and Rural Communities Act 2006
- The Conservation of Habitat and Species Regulations 2017 (as amended)
- The Wildlife and Countryside Act 1981 (as amended)

4. Methodology

4.1. Desk study

4.1.1. The following publicly accessible websites were searched for relevant ecological information:

- www.gridreferencefinder.com and www.google.com for aerial photography
- The Multi Agency Geographic Information for the Countryside-
<https://magic.defra.gov.uk/magicmap.aspx>

4.1.2. The following data was collected from the MAGIC website:

- Records of bat European Protected Species Licences (EPSLs) within 2km of the Site boundary
- Special Areas of Conservation (SACs) within 7.5km of the Site boundary

4.2. Preliminary Roost Assessment survey

4.2.1. An internal and external bat inspection was undertaken on the 22nd August 2025 by Ashleigh Cairns (Accredited Agents under Natural England licence: 2025-86241-CL18-BAT). The inspection followed methods described in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023).

4.3. Bat hibernation surveys

4.3.1. 1 static at detector was deployed within the void space of Holly House in the winter of 2025 - 2026. The static detector was set to record 30 minutes before sunset and 30 minutes after sunrise.

4.3.2. The recorded data was analysed using Anabat insight to identify potential bat calls.

4.4. Bat emergence surveys

4.4.1. Three bat emergence surveys were undertaken in May to June 2026. See Table 1 below for details of the surveys.

Table 1. Dusk emergence survey details

Survey date	Building surveyed	Number of surveyors	Sunset time	Start time	Finish time
05/05/2026	Building 1 – Holly House	4	20:36	20:06	22:06
26/05/2026	Building 1 – Holly House	4	21:06	20:22	22:38
16/06/2026	Building 1 – Holly House	3	21:25	20:30	22:55

4.4.2. The dusk emergence surveys commenced approximately 30 minutes before sunset and continued for at least 90 minutes after sunset.

4.4.3. Four surveyors with bat recording equipment and infra-red video cameras were present in order to survey the required angles of the building. The time, location, number and species were recorded for each bat leaving or returning to a roost. Bat passes by foraging or commuting bats encountered during the survey were also recorded using standardised forms.

4.5. Bat Activity Survey Equipment

4.5.1. The following equipment was available to use during the survey:

- Echo Meter Touch 2 ultra-sonic modules connected to a tablet/ipad
- Anabat Scout – Full-spectrum Bat recorder
- Nightfox Nova infrared cameras

4.6. Location of surveyors

4.6.1. The surveyors were located in such a way as to achieve coverage of the required areas of the buildings during the survey. See Figure 3, below, for the location and the field of views of the infrared cameras are shown in Table 2.

Figure 3. The location and viewing angles of the surveyors

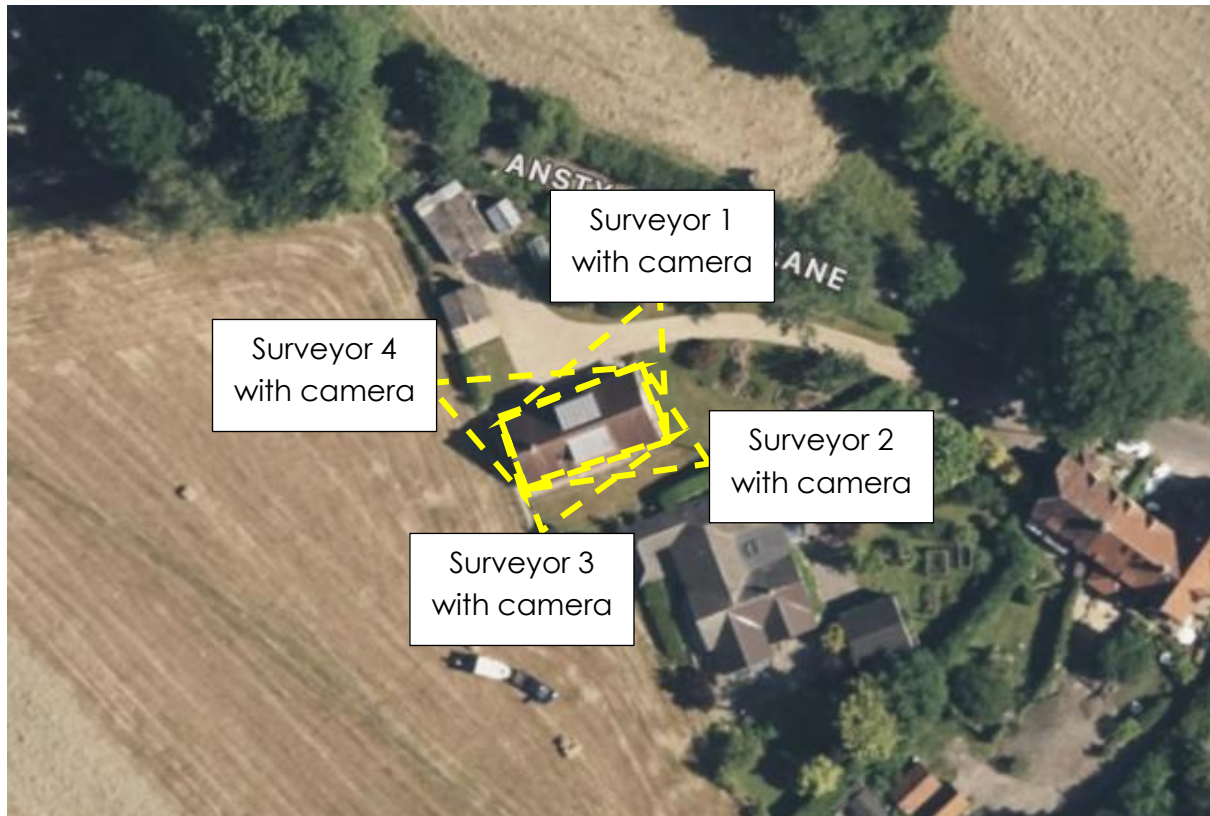


Table 2. Field of view of night vision aid (NVA) corresponding to Figure 3

Location	Field of View photo at night
Surveyor 2	
Surveyor 1	
Surveyor 3	
Surveyor 4	

4.7. Limitations

- 4.7.1. The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.
- 4.7.2. The Preliminary Roost Assessment provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.
- 4.7.3. The details within this report will remain valid for a period of 12 months from the date of issue.
- 4.7.4. There were no significant limitations to the field survey.

5. Results

5.1. Desk study

5.1.1. The MAGIC data search confirmed that there was one Special Area of Conservation (SAC) relevant to Annex II bat species recorded within 7.5km of the Site boundary. The details of which are in Table 2 below.

Table 2. Special Areas of Conservation relevant to Annex II bat species within 7.5km of the Site boundary

Name	Area (ha)	Designation	Description	Distance & direction from the Site
Chilmark Quarries	10.16	SAC	1304 <u>Greater horseshoe bat</u> <i>Rhinolophus ferrumequinum</i> This complex of abandoned stone mines provides suitable hibernation conditions for a range of bat species and has a long history of usage by greater horseshoe bats <i>Rhinolophus ferrumequinum</i>. 1308 <u>Barbastelle</u> <i>Barbastella barbastellus</i> This complex of abandoned mines in central-southern England is regularly used by small numbers of barbastelle <i>Barbastella barbastellus</i> as a hibernation site. The site also contains an important assemblage of other bat species, including 1323 <u>Bechstein's bat</u> <i>Myotis bechsteinii</i>, for which this site has also been selected, indicating that conditions at this site are particularly favourable for the survival of these bat species. 1323 <u>Bechstein's bat</u> <i>Myotis bechsteinii</i> This complex of abandoned mines in central-southern England, is regularly used as a hibernation site by small numbers of Bechstein's bat <i>Myotis bechsteinii</i>. The site also contains a nationally important assemblage of other bats, including 1308 <u>barbastelle</u> <i>Barbastella</i>	4.8km northeast

Name	Area (ha)	Designation	Description	Distance & direction from the Site
			barbastellus , for which this site has also been selected, indicating that conditions are particularly favourable for the survival of these bat species. 1303 Lesser horseshoe bat <i>Rhinolophus hipposideros</i>	

5.1.2. The MAGIC data search confirmed that there were three bat European Protected Species Licences (EPSLs) within 2km of the Site boundary. The details of which are in Table 3 below.

Table 3. Bat EPSL records within 2km of the Site boundary

EPSL Reference	Species named	Distance & direction from the Site
2019-42773-EPS-MIT	Brown long-eared, lesser horseshoe	850m north
2020-48434-EPS-MIT	Barbastelle, Brandt's bat, common pipistrelle, soprano pipistrelle	100m southwest
2014-4572-EPS-MIT	Brown long eared	900m northwest

5.2. Preliminary roost assessment

5.2.1. The bat results of the bat roost assessment with potential, reasons and requirements for each building are set out in Table 4 below.

Table 4. Bat roost assessment

Building	Bat Roost Potential	Reason	Requirements
Building 1 – Holly House	CONFIRMED	- High number of PRF recorded in the roof cladding. - Bat photographed roosting in the roof void. - Approximately 500 bat droppings were recorded internally.	Three emergence surveys should take place between 1 st May and 31 st August to confirm which species of bats are roosting in the structure and how they are entering and exiting.

5.3. Hibernation survey results

5.3.1. The results of the bat hibernation survey are set out in Table 5 below.

Table 5. Weather conditions for the emergence surveys

Site	Survey dates	Bat species recorded	Number of recordings
Building 1 – Holly House	20/01/2026	-	-
	21/01/2026	-	-
	22/01/2026	-	-
	23/01/2026	-	-
	24/01/2026	-	-
	25/01/2026	-	-
	26/01/2026	-	-
	27/01/2026	-	-
	28/01/2026	-	-
	29/01/2026	-	-
	30/01/2026	-	-
Building 1 – Holly House	01/02/2026	-	-
	02/02/2026	-	-
	03/02/2026	-	-
	04/02/2026	-	-
	05/02/2026	-	-
	06/02/2026	-	-
	07/02/2026	-	-
	08/02/2026	-	-
	09/02/2026	-	-
	10/02/2026	-	-

5.3.2. There were no bat calls within the data sets collected from the roof void within Holly House within the survey period.

Emergence survey results

5.3.3. The conditions for the surveys are detailed below in Table 6.

Table 6. Weather conditions for the emergence surveys

Survey date	Sunset time	Weather conditions	Temperature (°C)	Cloud cover (0-8)	Wind speed (0-8)	Humidity (%)
05/05/2026	20:36	Dry	13	5	0	73
26/05/2026	21:06	Dry Clear Bright	23	1	0	49
16/06/2026	21:25	Dry Dull	17	8	2	85

5.3.4. The results of the bat emergence surveys are set out in Table 7 below.

Table 7. Bat activity survey results – bat emergence

Survey date	Site	Survey type	Bat species recorded emerging	Number recorded
05/05/2026	Building 1 – Holly House	Dusk emergence	Common pipistrelle Soprano pipistrelle	2 2
26/05/2026	Building 1 – Holly House	Dusk emergence	Brown long eared	1
16/06/2026	Building 1 – Holly House	Dusk emergence	Brown long eared Common pipistrelle	3 1

5.3.5. Four brown long eared, three common pipistrelle, and two soprano pipistrelle bats were recorded emerging from building 1 – Holly House. The location of the emergence points and flight lines can be seen in Figure 4, below.

Figure 4. The location of bat emergence points ● and the indicative flightlines which were taken: Common pipistrelle →, Brown long-eared bat →, Soprano pipistrelle →



5.3.6. Details of ambient bat activity recorded across the site are set out in Table 8 below.

Table 8. Bat activity survey results – ambient bat activity

Survey date	Site	Survey type	Bat species recorded	Number recorded
05/05/2026	Building 1 – Holly House	Dusk emergence	Barbastelle Brown long eared Common pipistrelle Daubenton Leisler's Myotis sp. Natterer's Noctule Serotine Soprano pipistrelle	12 8 42 2 5 2 6 21 17 11
26/05/2026	Building 1 – Holly House	Dusk emergence	Brown long eared Common pipistrelle Daubenton Natterer's myotis Noctule Serotine Soprano pipistrelle	13 26 1 5 26 2 23
16/06/2026	Building 1 – Holly House	Dusk emergence	Barbastelle Brown long eared Common pipistrelle Noctule Serotine Soprano pipistrelle	5 5 37 33 3 9

6. Discussion and Requirements

6.1. Discussion

- 6.1.1. A maximum of three brown long eared, two common pipistrelle, and two soprano pipistrelle bats were recorded emerging from building 1 – Holly House during the emergence surveys. This confirms the building houses summer, day roosts for these three species.
- 6.1.2. Bats constitute an ecological constraint to the proposed works to building 1 – Holly House. Subject to receiving planning approval, it will be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

6.2. Recommendations

- 6.2.1. No building works on building 1 – Holly House must take place until an EPSL has been issued from Natural England. All works will be carried out according to the approved methodology and EPSL documents.

6.3. Mitigation

- 6.3.1. Prior to any works taking place on site three [Harlech bat boxes](#) will be erected on trees adjacent to the site at a height at least 3m above the ground.
- 6.3.2. The building on site will be inspected by a Natural England licensed ecologist immediately prior to any demolition/roof strip. The ecologist will use a flexible endoscope to assist with this survey.
- 6.3.3. The “demolition” phase of the proposed development will take place between late March and late October.
- 6.3.4. Should any bats be encountered during the proposed works all activity should stop immediately and a Natural England C2 licenced ecologist should be contacted for advice on how to proceed.

6.4. Habitat enhancement measures

- 6.4.1. One bat loft – H: 1.8m, W: 3.5m, L: 4.0m will be constructed in the roof void of building 1. The bat loft will be lined with OSB board, the roof cladding will be lined with Type 1F around the location of the loft. Access to the loft will be through four bat tiles.
- 6.4.2. One [lbstock bat brick](#) (or similar) - Installed at a height of at least 3m in the extension, under the eaves and in direct sunlight.

- 6.4.3. One [hedgehog house](#) will be installed in the garden of the property EITHER under a hedge to the rear of the property OR under a brash pile to the rear of the house.
- 6.4.4. One [insect block](#) - Installed at a height of 1.5m above the ground on a south

7. References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London.

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC.

8. Appendices

Appendix 1 – Site photographs

Photo 1 – Photo from position of surveyor 4 showing emergence point of a brown long eared bat



Photo 2 – Photo from position of surveyor 2 showing the emergence point of two common pipistrelle bats.



Photo 3 – Photo from the position of surveyor 1 showing the emergence point of brown long eared bats and one common pipistrelle.



Appendix 2 – Relevant legislation

Bats

All bats in the UK are protected by law. They are protected under the Wildlife & Countryside Act 1981 (as amended) and European law under The Conservation of Habitats and Species Regulations 2017.

This means it is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat
- Damage or destroy a breeding site or resting place of a bat
- Possess or control a bat
- Transport a bat
- Sell or exchange a bat
- Offer for sale or exchange any bat, alive or dead, or any part of a bat.
- Intentionally or recklessly disturb a bat occupying a structure or place used for shelter or protection,
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by bats.

Disturbance of animals includes disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

Subject to receiving planning approval, it may be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

If a licence is required, no building works on the building must take place until an EPSL has been issued.

Relevant link:

[Bats and the law - Advice - Bat Conservation Trust](#)

Birds

All wild birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended).

This means it is an offence to:

- Intentionally kill, injure or take wild birds
- Intentionally take, damage or destroy a wild bird's nest while it is being used or built
- Intentionally take or destroy a wild bird's egg
- Possess, control or transport live or dead wild birds, or parts of them, or their eggs
- Sell wild birds or put them on display for sale
- Use prohibited methods to kill or take wild birds

Birds under Schedule 1 of the Wildlife & Countryside Act 1981 (as amended) have extra legal protection and it is an offence to:

- Disturb them while they are nesting, building a nest, in or near a nest that contains their young
- Disturb their dependent young

Relevant link:

[Wild birds: protection and licences - GOV.UK](#)