



Bat Emergence Survey Report
of
The Old Vicarage, Homington Road, Coombe Bissett,
Wiltshire, SP5 4LR

On behalf of:

David and Fiona Walker

July 2026

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This report has been produced by Kingfisher Ecology Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client. This report details the findings at the time of survey, together with an assessment of how the proposed development could be expected to impact on the habitats and species that exist at the site and suggests mitigation designed to reduce those impacts. It is vital that the applicant agrees with those recommendations and that they are taken up within the site design before the application is submitted to the LPA. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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Executive Summary

Kingfisher Ecology Ltd have been commissioned by David and Fiona Walker to conduct three Phase 2 dusk emergence surveys at The Old Vicarage.

This report contains the methodology, results and recommendations given for protected bats species that may be present on site.

Based on the findings of the Site Ecological Conditions Update Letter, three Phase 2 dusk emergence surveys were required for B1 and two dusk emergence surveys were required for B3. The Phase 2 surveys were undertaken by licenced bat ecologist Adam Lewins and Assistant Ecologists Katie Sell and Alex Mitchell.

B1 was found to be being used as a roost at the time of the survey. Soprano pipistrelles, common pipistrelles and serotine bats were all seen emerging from B1 during the surveys.

The findings of the bat emergence and surveys for the site concludes that moderate numbers of common pipistrelle, soprano pipistrelle, serotine, and noctules use the site for foraging, feeding and commuting as observed at the time of each survey.

A European Protected Species Mitigation License is required to undertake the works.

B1 is to be demolished as a part of the proposed works. The new roof membrane will be new type 1F bitumen-based woven membrane, which is safe for bats. Long strand roof liners such as Tyvek™ must be avoided as bats can get tangled up in the fibres causing potential bat mortalities. Timber treated with products deemed safe to use on bat roosts must be used. Details of products can be found using Natural England Guidance Technical Information note TIN092 – Bat Roosts and Timber Treatment Products.

The roof compensation will consist of x1 soffit box within the eastern elevation, and x3 Habibat integrated bat boxes (or similar); with x1 box each on the north, west, and southern elevations of the new building. All bat boxes will be integrated at a similar height to the current day roosts identified within this report.

Two Schwegler 1FF bat boxes (or similar) will be positioned at a height of 4-6m on the south elevation of the walnut tree in the east of the garden, to be used as the receptor boxes during the destructive works. These will remain in place post-construction as an enhancement for roosting bats.

This report will be valid for 12 months from the date of the final site visit, after which a site conditions assessment will need to be conducted in order to determine if ecological conditions of the site have changed, as recommended by CIEEM (2019b).

1. Introduction and Site Description

Kingfisher Ecology Ltd have been commissioned by David and Fiona Walker to conduct three Phase 2 dusk emergence surveys at The Old Vicarage.

This report contains the methodology, results and recommendations given for protected bats species that may be present on site. This report is to be read in conjunction with the Site Ecological Conditions Update Letter for The Old Vicarage, Document ref: 20240523-RevB.

Bats are protected under the Habitat Regulations 2017 and Wildlife and Country Act 1981 (England and Wales) and it is illegal to kill, injure, capture, disturb or harass any bat species, damage any bat roosts or obstruct access of bats to a breeding or resting place. Consequently, it is essential to conduct a comprehensive investigation across a site undergoing any form of development. Due to their lifecycle (Collins, 2023. p. 28) and the availability of insect prey, bats will use a variety of roosts, foraging areas, and commuting routes throughout the year. For this reason, multiple surveys are required to gain a thorough understanding of bat activity within an area.

1.1 Site Location

The site is located at The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR. Grid reference: SU11067 26254. What3Words: ///solve.customers.swaps This land is herein referred to in this report as 'the site'. See figures below for aerial maps.

Figure 1. Aerial view of site location

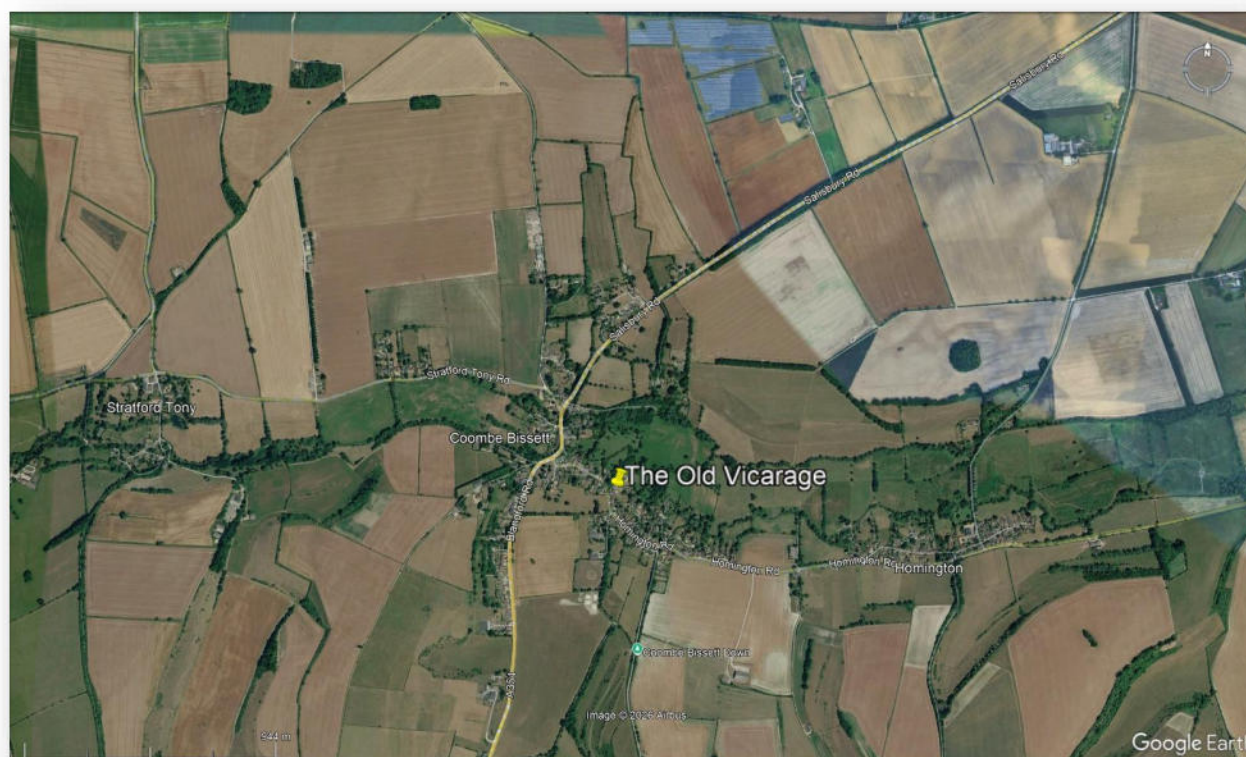


Figure 2. Close up aerial view of site location and red line boundary



1.2 Site Description

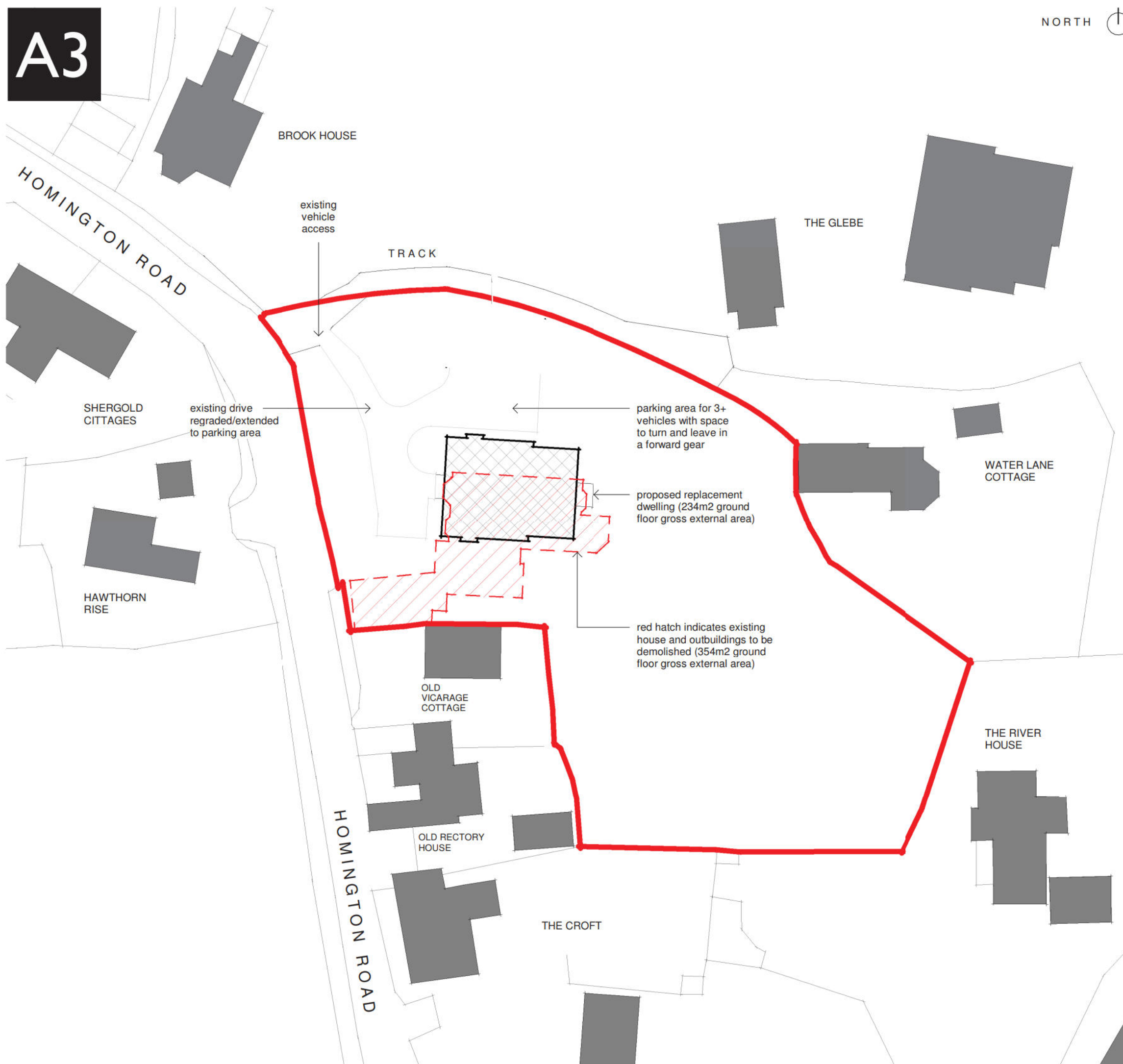
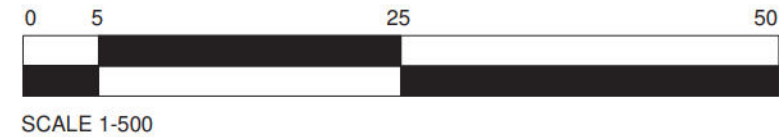
The site consists of a large house and gardens, with tussocky improved grassland, unsealed gravel driveways which have grown over with moss and pioneer weed species, paving and ornamental planting, scattered trees, ornamental shrubs, and bramble scrub. There is a derelict swimming pool on site within the gardens, which is dry and contains rubble and is partly overgrown. The site is bounded on all sides by low walls or close board fencing. There are three buildings on site: the main building with an adjoining annex, a double garage, and a summer house. There are also two sheds in the south-west corner of the site, which have been overgrown with scrub and are in disrepair.

The site is situated in Coombe Bissett, a village and civil parish in the River Ebbles Valley. Agricultural fields bounded by hedges and lines of trees are connected to the site to the north, east, west and south-west by lines of trees. Small broadleaf woodlands are present to the north and east of the site, and The River Ebbles flows 45 metres north of the site.

1.3 Proposed Works

It is proposed that the existing house and outbuildings will be demolished and a replacement dwelling built. The current drive will be regraded and extended, and a new parking area created. See Figure 3 below.

Figure 3. Proposed development (next page)



C	Update to client comments	22.09.24
B	Update to client comments	22.06.24
A	First Issue	07.04.24

Rev	Description	Date
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Client
Dr & Dr Walker

Project
The Old Vicarage, Homington Road,
Coombe Bissett, Salisbury, SP5 4LR

Drawing
Block plan

WHITEROK
architecture

07787304795 info@whiterok.co.uk www.whiterok.co.uk

Scale @ A2
1 : 500

Date
April '23

Project No
672

Drawing No
P02

Rev
C

2. Methodology

The Phase 2 emergence and return to roost surveys follow the Preliminary Roost Assessment (PRA) recommendations.

Based on the findings of the Site Ecological Conditions Update Letter, three Phase 2 dusk emergence surveys were required for B1 and two dusk emergence surveys were required for B3. The Phase 2 surveys were undertaken by licenced bat ecologist Adam Lewins and Assistant Ecologists Katie Sell and Alex Mitchell.

Adam Lewins holds Natural England European Protected Species Licences for Bats (Bat Class Level 2 Licence ref: 2025-86329-CL18-BAT) and is a Registered Consultant under the WML CL21 Bat Mitigation Class Licence scheme (licence ref: RC240).

The infrared camera system used for each surveyor position consisted of a high-definition professional Canon XA camera that was synchronised with an Elekon Batlogger M™ bat detector. Infrared illuminators were positioned to provide clear images of each elevation. All data was analysed in the office with robust observation to observe bat emergence or return to roost activity. Audio survey data was analysed using Bat Explorer™ software, and all camera data was analysed using Movavi Video Editing software.

The locations of the surveyors are shown in Figure 3 below.

Figure 4. Map illustrating the location and number of surveyors and/or infrared cameras to robustly assess the buildings



Figure 5. Photo of an example of the camera equipment set up used during the survey. A similar set-up was used for each camera



Figure 6. Screenshot of camera footage showing the northwest elevation of B3



Figure 6. Screenshot of camera footage showing the southeast elevation of B3



Figure 7. Screenshot of camera footage showing the southeast elevation of B1



Figure 8. Screenshot of camera footage showing the northeast elevation of B1



Figure 9. Screenshot of camera footage showing the potential bat egress locations on the northwest elevation of B1



Figure 10. Screenshot of camera footage showing the potential bat egress locations on the southwest elevation of B1



3. Survey Results

Bat species abbreviations are used within the figures and throughout the report. Table 1 below outlines the abbreviations.

Audio data was analysed to determine the number of bat passes recorded for each species. A bat pass is defined as the calls made by one individual in a 15 second interval. Observations made by the surveyors and recorded on camera were used to determine the number of individual bats in each location.

Table 1. Bat species abbreviations

Common name	Scientific name	Abbreviation
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	CP
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	SP
Brown/Grey long-eared	<i>Plecotus auritus</i>	BLE
Noctule	<i>Nyctalus noctula</i>	N
Serotine	<i>Eptesicus serotinus</i>	S
Daubenton's	<i>Myotis daubentonii</i>	D
Myotis species	<i>Myotis</i> sp.	M

3.1 Survey 1

Table 2. 05/05/2026 – Dusk Emergence Survey

Survey Date	Sunrise time	Sunset time	Start time	End time	Weather conditions, cloud cover, wind	Temp (°C)
05/05/2026 (Dusk)	~	20:35	20:20	21:55	Dry, 20% cloud, Beaufort: 0-1 SW	Start: 18 Finish: 14

There was one emergence of a soprano pipistrelle from the north elevation, and one serotine emergence and one serotine re-entry observed from the southeast elevation of B1 on 05/05/2026.

No emergences were observed from any elevation of B3 on 05/05/2026.

Foraging and commuting bats were seen and heard during the emergence survey. Details of the number of different bat species recorded by the detectors during the survey are included in the table below.

Table 3. Bat passes recorded on bat detectors during survey on 05/05/2026

Camera/Building and Elevation	Species	Number of passes	Time range
C2/ B1 southeast elevation	Daubenton's	1	21:34
	Serotine	19	21:10-22:02
	Soprano pipistrelle	19	20:44-22:05
	Common pipistrelle	33	20:47-22:07
C3/ B1 northeast elevation	Daubenton's	3	21:23-22:03
	Myotis spp	1	20:58
	Noctule	3	21:23-22:01
	Serotine	22	20:59-21:55
	Soprano pipistrelle	24	21:14-22:07
	Common pipistrelle	51	20:54-22:07
C6/ B1 west elevation	Plecotus spp	5	21:22-22:03
	Myotis spp	12	21:22-22:11
	Serotine	21	21:05-22:11
	Soprano pipistrelle	34	20:46-22:12
	Common pipistrelle	102	20:53-22:13
C1/ B3	Myotis spp	4	21:16-21:38
	Common pipistrelle	15	20:42-22:02
	Serotine	21	20:59-22:01
	Soprano pipistrelle	57	20:44-22:05

Figure 11. Activity map for 05/05/2026



Figure 12. Image showing the soprano pipistrelle emergence seen on the north elevation of B1 on 05/05/2026 at 20:43



Figure 13. Re-entry of a serotine on the southeast elevation of B1 on 05/05/2026 at 21:23



Figure 14. Image showing the emergence of a serotine from the southeast elevation of B1 on 05/05/2026 at 21:23



3.2 Survey 2

Table 4. 28/05/2026 – Dusk Emergence Survey

Survey Date	Sunrise time	Sunset time	Start time	End time	Weather conditions, cloud cover, wind	Temp (°C)
28/05/2026 (Dusk/)	~	21:07	20:52	22:37	Dry, 0% cloud, Beaufort: 0-1 SE	Start: 21 Finish: 21

Three common pipistrelles were observed emerging from the southern elevation of B1. One common pipistrelle and two soprano pipistrelles were observed emerging from the northeastern elevation of B1 on 28/05/2026.

No emergences were observed from B3 on 28/05/2026.

Foraging and commuting bats were seen and heard during the emergence survey. Details of the number of different bat species recorded by the detectors during the survey are included in the table below.

Table 5. Bat passes recorded on bat detectors during survey on 28/05/2026

Camera/ Building and elevation	Species	Number of passes	Time range
C8/ B1 west elevation	Serotine	5	21:38-21:46
	Soprano pipistrelle	23	21:27-22:33
	Common pipistrelle	31	21:10-22:39
	Plecotus spp	1	21:32
	Noctule	1	21:59

C9/ B1 north east elevation	Plecotus spp	1	22:11
	Serotine	7	21:37-22:37
	Soprano pipistrelle	20	21:44-22:38
	Common pipistrelle	29	21:28-22:40
C3/ B3	Serotine	11	21:38-22:07
	Soprano pipistrelle	30	21:21-22:43
	Common pipistrelle	19	21:36-22:45
C2/ B1 south east elevation	Common pipistrelle	42	21:28-22:45
	Soprano pipistrelle	2	21:59-22:04
	Serotine	3	21:37-22:11

Figure 15. Activity map for 28/05/2026

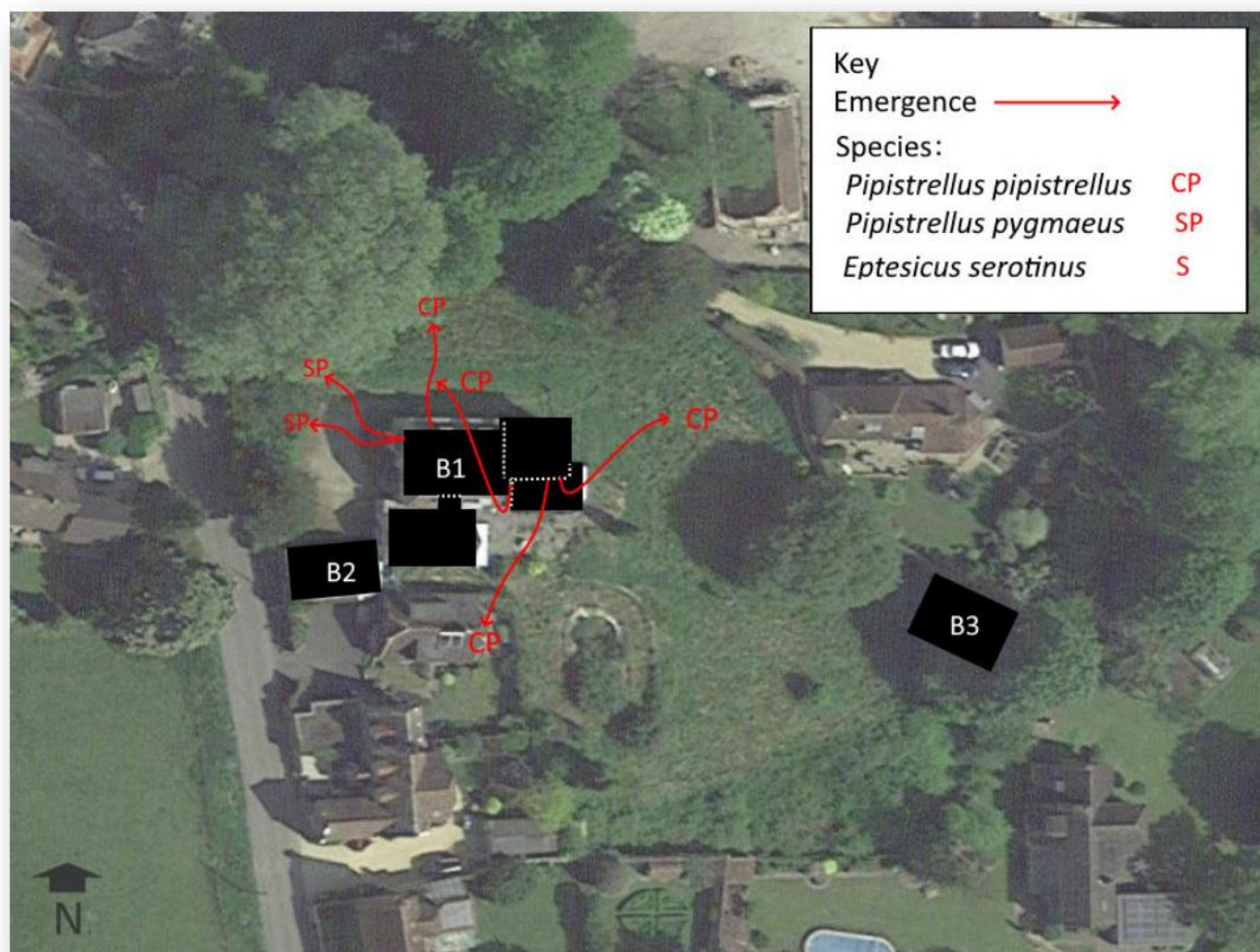


Figure 16. Image showing the emergence of a common pipistrelle on the southern elevation of B1 on 28/05/2026 at 20:57



Figure 17. Image showing the emergence of a common pipistrelle on the southern elevation of B1 on 28/05/2026 at 21:29



Figure 18. Image showing the emergence of a common pipistrelle on the southern elevation of B1 on 28/05/2026 at 21:42



Figure 19. Image showing the emergence of a common pipistrelle on the north elevation of B1 on 28/05/2026 at 21:09



Figure 20. Image showing the emergence of a soprano pipistrelle on the north east elevation of B1 on 28/05/2026 at 21:26



Figure 21. Image showing the emergence of a soprano pipistrelle on the north east elevation of B1 on 28/05/2026 at 21:28



3.3 Survey 3

Table 6. 07/07/2026 – Dusk Emergence Survey

Survey Date	Sunrise time	Sunset Time	Start time	End time	Weather conditions, cloud cover, wind	Temp (°C)
07/07/2026	~	21:21	21:06	22:51	Dry, 10% cloud, Beaufort: 0-1 West	Start: 25 Finish: 19

One common pipistrelle was seen emerging from the southern elevation of B1 on 07/07/2026.

Foraging and commuting bats were heard and seen throughout the survey. Details of the number of different bat species recorded by the detectors during the survey are included in the table below.

Table 7. Bat passes recorded on bat detectors during survey on 07/07/2026

Camera/ building elevation	Species	Number of passes	Time range
C2/southwest elevation	Plecotus spp	3	22:27-22:38
	Soprano pipistrelle	7	21:56-22:42
	Myotis spp	10	22:13-22:47
	Noctule	19	21:51-22:48
	Serotine	21	21:34-22:51
	Common pipistrelle	33	22:02-22:51
C4/northwest	Myotis spp	11	22:13-22:52
	Soprano pipistrelle	12	21:43-22:48
	Noctule	15	21:51-22:48
	Serotine	15	21:53-22:46
	Common pipistrelle	40	21:49-22:53
C8/northeast elevation	Soprano pipistrelle	14	22:49-22:56
	Noctule	19	21:53-22:53
	Common pipistrelle	27	21:47-22:55
	Serotine	32	21:54-22:53
C9/southeast elevation	Myotis spp	6	22:36-22:56
	Soprano pipistrelle	12	22:09-22:55
	Noctule	25	21:51-22:57
	Common pipistrelle	26	21:53-22:54
	Serotine	45	21:54-22:57

Figure 22. Activity map for 07/07/2026



Figure 23. Image showing the emergence of a common pipistrelle on the southern elevation of B1 on 07/07/2026 at 22:23



3.4 Survey Limitations

The survey undertaken provides a snapshot of time. If the site is not developed within the 12 months following the initial site visit, then a follow-up survey will be undertaken to assess whether the ecological conditions on the site have changed, and a Site Ecological Conditions Letter will be produced, providing up-to-date information on the potential for protected species within the habitats present on site and within the Zone of Influence (Zoi).

4. Conclusions

B1 was found to be being used as a summer day roost at the time of the survey. Soprano pipistrelles, common pipistrelles and serotine bats were all seen emerging from B1 during the surveys.

The findings of the bat emergence and surveys for the site concludes that moderate numbers of common pipistrelle, soprano pipistrelle, serotine, and noctules use the site for foraging, feeding and commuting as observed at the time of each survey.

Bats utilise the entirety of the site, moving along treelines where possible, however, bat activity was higher on the northern boundary of site and was composed almost entirely of Pipistrelle sp. Common and soprano pipistrelles were the most frequently recorded bat species; however, the passive detectors were also able to identify serotines, noctules, *Plecotus* sp. and a variety of *Myotis* sp.

Table 8. The species use assessment for the Old Vicarage

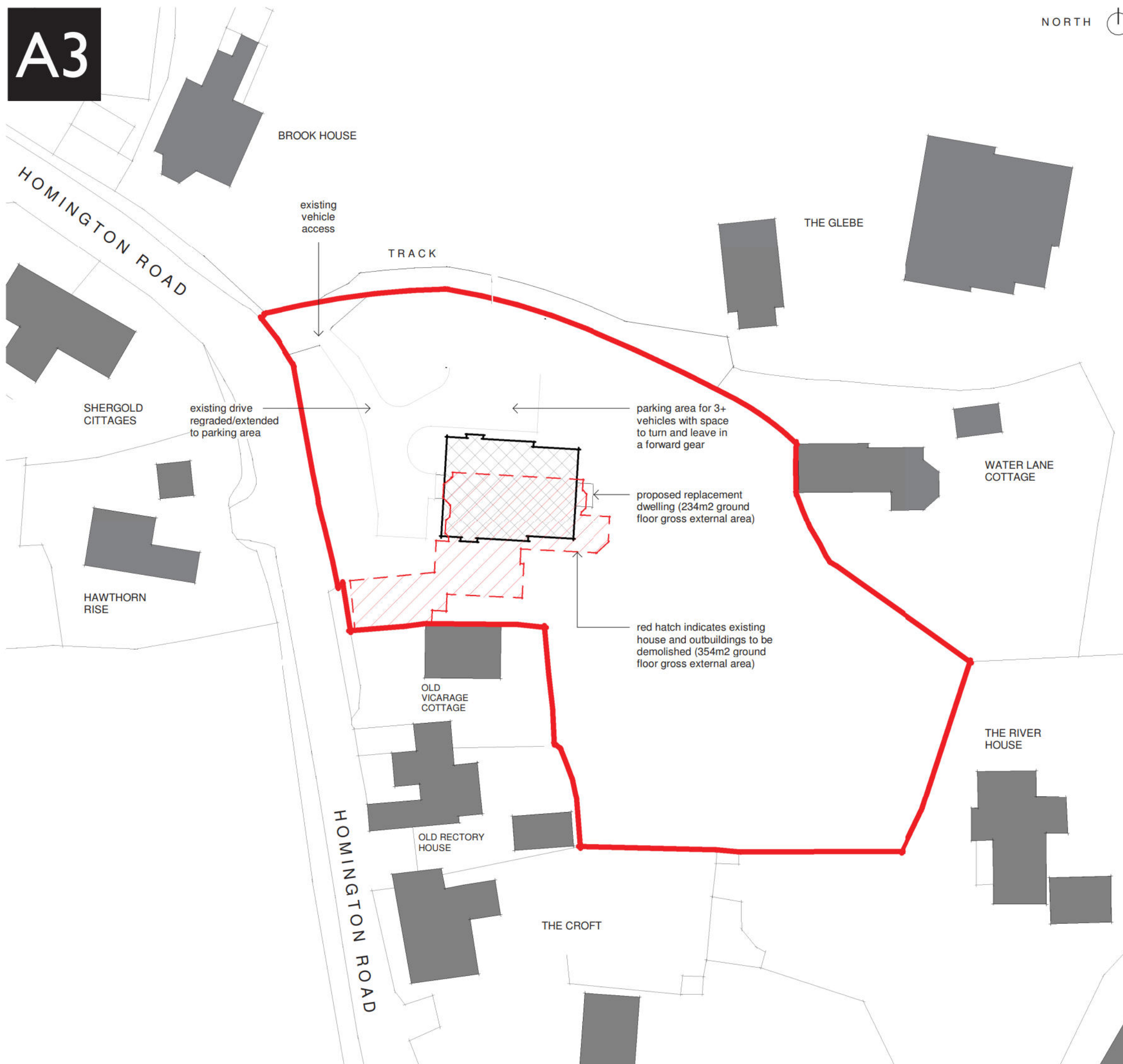
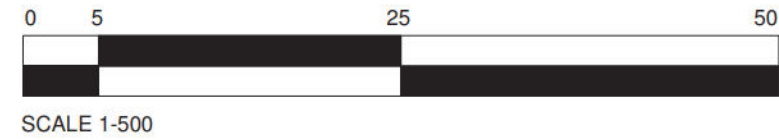
Structure	Species	Estimate of numbers of individuals	Site status assessment	Conservation significance of roost	Use and importance of the site throughout the year
B1	Common pipistrelles	3-4	Common pipistrelle: Summer Day roost.	District, Local or Parish	Used at different times of the year as an occasional day/night roost.
B1	Soprano pipistrelles	3-4	Soprano pipistrelle: Summer Day roost.	District, Local or Parish	Used at different times of the year as an occasional day/night roost.
B1	Serotines	1-2	Serotine: Summer Day roost.	District, Local or Parish	Used at different times of the year as an occasional day/night roost.

A European Protected Species Mitigation License is required to undertake the works.

5. Impact Assessment of the Proposed Works

It is confirmed that B1 is being used as a summer day roost for a moderate number of common pipistrelles, a moderate number of soprano pipistrelles and a low number of serotines. Bat activity is high on site, with noctules, *Plecotus* sp. and various *Myotis* sp. also using the site for foraging and commuting. The proposed works will directly impact the day roost, as the building is to be demolished.

Figure 24. Map showing proposed works (next page)



C	Update to client comments	22.09.24
B	Update to client comments	22.06.24
A	First Issue	07.04.24

Rev	Description	Date
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Client
Dr & Dr Walker

Project
The Old Vicarage, Homington Road,
Coombe Bissett, Salisbury, SP5 4LR

Drawing
Block plan

WHITEROK
architecture

07787304795 info@whiterok.co.uk www.whiterok.co.uk

Scale @ A2
1 : 500

Date
April '23

Project No
672

Drawing No
P02

Rev
C

5.1 Initial Impacts

Unsupervised works (roof removal, block work etc.) has the potential to kill/injure moderate number of common pipistrelles and soprano pipistrelles, and a low number of serotines. This would produce a major negative impact at a site level. The presence of humans, noise, vibrations, and any lighting during the night that is associated with the proposed works has the potential to disturb a low number of Daubenton's, a low number of *Plecotus* spp, and moderate number of *Myotis* spp. foraging and commuting from their roosts. This would also produce a major negative impact at the local level.

5.2 Long Term Impacts

Non-mitigated changes to the roosts contained within B1 may result in the inability of bats to access the buildings, which will have a high impact on a local level for the Old Vicarage and Coombe Bissett.

5.3 Roost Loss

Non-mitigated work to the roof could result in the loss of roosting features and access points, resulting in the loss of roosts from the building. This would have a high impact at the local level for the Old Vicarage.

5.4 Fragmentation and Isolation

The proposed construction will not result in the fragmentation or isolation of any habitats, as the surrounding land in the immediate vicinity of the property will be unaffected by the works.

5.5 Post-development

External lighting and increased noise due to the presence of humans may result in bats abandoning the roost, which would have a medium-major negative impact a site local level.

5.6 Predicted Scale of Impact of this Development/ Activity on Species Status

Table 9. The species use assessment for the Old Vicarage

Species	Roost type	Predicted scale of impact			Notes
		Site	County	Regional	
Common pipistrelle	Day	x			
Soprano pipistrelle	Day	X			
Serotine	Day	X			

6. Specification for Mitigation and Compensation

6.1 Explanation of Design with Consideration for Least Impact on the Bat Population

The destructive search will be undertaken during the late Autumn and Winter months when bats are likely absent from the roof void. All works will be conducted in this time to minimise disturbance during the bats' active season.

The existing roost will be destroyed when the property is demolished. A European Protected Species Mitigation Licence (EPSML) must now be applied for and granted prior to the works commencing. Mitigation and compensation must be proposed and agreed prior to any works which will cause disturbance of the roost.

6.2 Capture and Exclusion

The development of B1 which is confirmed as a bat roost, will require a thorough internal and external inspection by a suitably experienced and licenced bat ecologist of all affected roof voids and all bat features using a high-powered torch, bat detector and endoscope in order to search for any bats present. Then a cautious destructive search, during good weather conditions with no rain or high winds, will follow. If bats are found to be present, they

will be carefully captured by hand and placed into a lined and ventilated container. Any bats captured during the works will be carefully checked for injuries, sexed, and translocated to bat boxes positioned on the walnut tree located in the central-east section of the site by a licenced and experienced bat ecologist.

Due to the careful timing of works and the characterisation of the roosts by the Phase 2 bat surveys, it is likely that only a few bats may be present. The species and number of bats that may be present during the works are not expected to exceed:

- 1-5 common pipistrelles
- 1-5 soprano pipistrelles
- 1-2 serotines

All work will be completed during suitable weather conditions with no rain and low winds. Any bats encountered will be caught by hand by the bat licensed ecologist, identified to species, sexed, put in a lined ventilated container and relocated out of harm's way (into the dedicated bat boxes which will be in place prior to works commencing).

In the unlikely event that any further species are encountered other than those covered by the licence, all work will cease, Natural England consulted, and the species added to the licence. Any bat found to be injured will be passed to a bat carer as necessary.

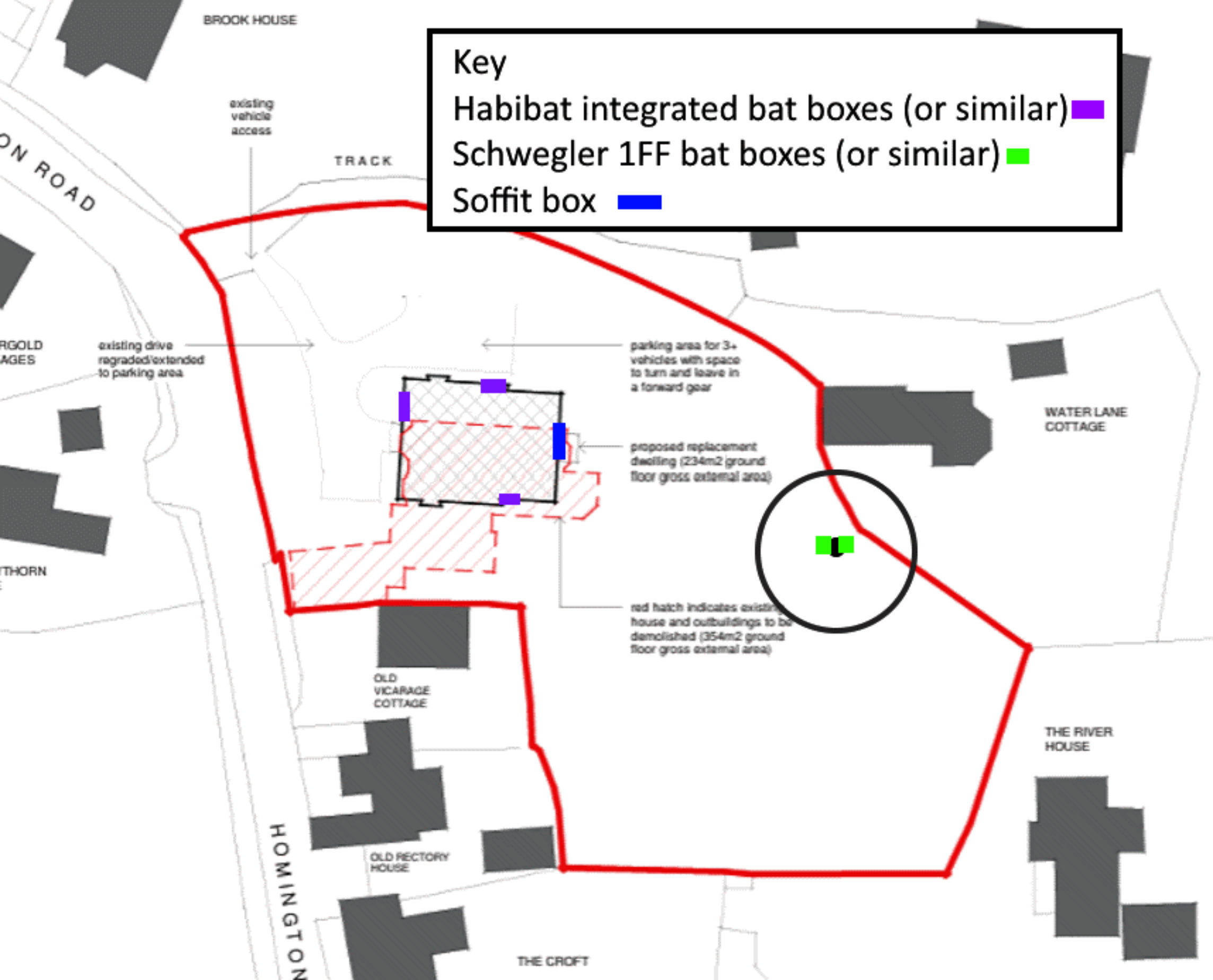
6.3 Retention and Modification of Existing Roosts and New Roost Creation

B1 is to be demolished as a part of the proposed works. The new roof membrane will be new type 1F bitumen-based woven membrane, which is safe for bats. Long strand roof liners such as Tyvek™ must be avoided as bats can get tangled up in the fibres causing potential bat mortalities. Timber treated with products deemed safe to use on bat roosts must be used. Details of products can be found using Natural England Guidance Technical Information note TIN092 – Bat Roosts and Timber Treatment Products.

The roof compensation will consist of x1 soffit box within the eastern elevation, and x3 Habibat integrated bat boxes (or similar); with x1 box each on the north, west and southern elevations of the new building. All bat boxes will be integrated at a similar height to the current day roosts identified within this report.

Two Schwegler 1FF bat boxes (or similar) will be positioned at a height of 4-6m on the South elevation of the walnut tree in the central east section of the site, to be used as the receptor boxes during the destructive works. These will remain in place post-construction as an enhancement for roosting bats.

Figure 25. Proposed bat compensation post development and bat box position during destructive search (next page)





FRONT (W)
1:100



SIDE (S)
1:100



REAR (E)
1:100

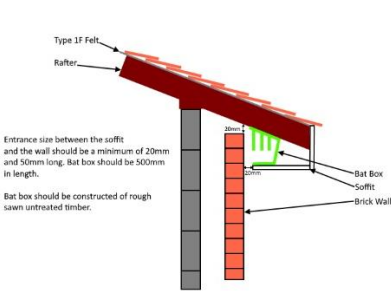
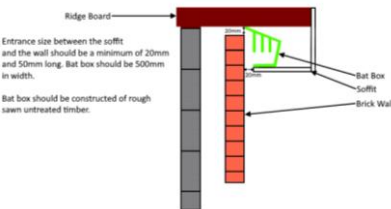


SIDE (N)
1:100

Key
Habibat integrated bat boxes (or similar) ■
Soffit box ■

The following table illustrates some of the bat boxes that can be incorporated into trees and buildings:

Table 9. Bat box enhancement recommendations

Location and enhancement type	Supporting Image(s)	Further Information
Tree Schwegler 1FF Bat Box or similar		This box is suitable to be hung in either trees or buildings and is used as both a summer roost and nursery for bats that inhabit crevices such as pipistrelle bats. Boxes should be placed at a height of 4 to 6 m on the southwest/ south/ southeast elevation where there is a clear flight path for bats entering and leaving.
Building- integrated Habibat Bat Box – Custom Brick Facing		The box is suitable for most building-inhabiting species including pipistrelles, natterer's, whiskered and Brandt's bats. Position Habibat a minimum of 3 metres but preferably 5 to 7 metres above ground near the eaves or gable apex where there is a clear flight path for bats entering or leaving. The Habibat is made to order and can be matched to your building's facing.
Soffit Box for pitched roof (serotine)		The soffit boxes can be custom built for the pitched roof by the clients builder. are custom built for pitched roofs. The bat access to the boxes will be from under the soffits through a gap between the wall and the soffit, the dimensions will be 20 mm deep and 50 mm wide. The box will be a minimum of 500 mm wide at the base.
Soffit Box for pitched roof gable or flat roof (serotine)		The soffit boxes can be custom built for the pitched roof by the clients builder. are custom built for gable ends or flat roofs. The bat access to the boxes will be from under the soffits through a gap between the wall and the soffit, the dimensions will be 20 mm deep and 50 mm wide. The box will be a minimum of 500 mm wide at the base.

No works will occur at night, however, if works are done in low light and require artificial illumination, any lights that are installed as a part of the proposed works must not direct light at any trees or woodland on or around the site.

All bat boxes will be positioned away from any source of artificial light to reduce the impact on bat behaviour. Light falling on bat roosts can delay bat emergence, which can considerably reduce foraging time, particularly just after dusk which is the peak foraging period. Illuminating bat roosts can also increase avian predation. Where external lighting is required, lighting should consist of warm white lighting that is designed to prevent light spillage above the horizontal plane. Light sources such as Light Emitting Diodes (LEDs) could be used as the light emitted is more directional with a white, narrow, instant beam (see Figure 26). All security lighting should be PIR activated with a timer to reduce the amount of artificial light that foraging bats may be exposed to at night.

Figure 26. Example of lighting designs that prevent light spill above the horizontal plane

Figure 26a. Mobile lighting rig with directional LED lights



Figure 26b. Directional LED security lighting with sensor



The proposed development will have a new landscaping scheme. Planting of EM10F Tussocky Grassland and night scented plants is recommended to attract nocturnal insects which are a vital food resource for all UK bat species. The proposed mitigation / compensation will provide opportunities for larger numbers of bats than those identified to roost in the dedicated area with the possibility of some species roosts expanding to maternity status.

7. Monitoring, Management, and Maintenance

Monitoring will be undertaken between May and August in 2027.

The bat boxes will be inspected using binoculars and an endoscope where accessible to ensure that they remain useable.

Experienced bat surveyors will undertake a bat box inspection post construction in order to assess if the compensations roosts are being used. A single inspection will be undertaken in year 1.

Adjustments will be made if initial monitoring reveals poor take-up by bats.

A suitably experienced and licensed ecologist will be appointed to undertake post-development monitoring as stated.

No part of this method statement will be carried out except on land and buildings owned by the applicant.

8. Conclusion of Report

B1 was found to be being used as a summer day roost at the time of the survey. Soprano pipistrelles, common pipistrelles, and serotines were all seen emerging from B1 during the surveys.

The findings of the bat emergence and surveys for the site concludes that moderate numbers of common pipistrelle, soprano pipistrelle, serotine, and noctules use the site for foraging, feeding and commuting as observed at the time of each survey. A small number of Daubenton's, *Plecotus* spp and a variety of *Myotis* spp were also recorded foraging and commuting around the site during each survey.

A European Protected Species Mitigation License is required to undertake the works.

B1 is to be demolished as a part of the proposed works. The new roof membrane will be new type 1F bitumen-based woven membrane, which is safe for bats. Long strand roof liners such as Tyvek™ must be avoided as bats can get tangled up in the fibres causing potential bat mortalities. Timber treated with products deemed safe to use on bat roosts must be used. Details of products can be found using Natural England Guidance Technical Information note TIN092 – Bat Roosts and Timber Treatment Products.

The roof compensation will consist of x1 soffit box within the eastern elevation, and x3 Habibat integrated bat boxes (or similar); with x1 box each on the north, west and southern elevations of the new building. All bat boxes will be integrated at a similar height to the current day roosts identified within this report.

Two Schwegler 1FF bat boxes (or similar) will be positioned at a height of 4-6m on the South elevation of the walnut tree in the central east section of the site, to be used as the receptor boxes during the destructive works. These will remain in place post-construction as an enhancement for roosting bats.

This report will be valid for 12 months from the date of the final site visit, after which a site conditions assessment will need to be conducted in order to determine if ecological conditions of the site have changed, as recommended by CIEEM (2019b).

9. References

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Appendix A - Legislation and Species Information

Wildlife and Countryside Act 1981 (as amended) and Habitats Regulations 2017

The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 form the cornerstone for species and habitat protection in England and Wales.

All native bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017.

Taken together, these instruments make it illegal to:

- Deliberately (or recklessly in Scotland) capture, injure or kill a bat.
- Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
- Damage or destroy a roost [this is an 'absolute' offence and need not be deliberate or intentional].
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

All bat species and their roosts (whether occupied or not) are afforded strict legal protection. Any activities likely to result in damage or disturbance to bat roosts can only be undertaken under derogation from the Conservation Regulations. In England, this mechanism is administered by Natural England, who is able to issue European Protected Species Mitigation (EPSM) licences to allow activities impacting bats and their roosts. EPSM licences will only be granted under the proviso that mitigation is implemented that will minimise any impacts on the conservation status of the species.

The protection of animals listed on WACA Schedule 5 from intentional killing, injury and taking, possession and sale. Places used for shelter and protection are also protected against intentional disturbance, obstruction, damage and destruction. Species on Schedule 5 include:

- Bats (all species)
- Dormice
- Water Vole
- Great Crested Newt
- Otter
- All UK reptile species
- Common amphibians
- Certain invertebrates including Stag Beetle
- The protection of plants listed on Schedule 8

Natural Environment & Rural Communities (NERC) Act 2006

The NERC Act firmly places a duty on Local Authorities to conserve biodiversity. The Act required the publication of a list of the living organisms and types of habitat which are of principal importance for the purpose of conserving biodiversity: the Section 41 List. The conservation of species on this list forms part of the duty of Local Authorities to conserve biodiversity. Species on the list include:

- All species of UK bat
- All species of UK reptile
- All species of UK amphibian
- Otter, dormice, water vole and hedgehog
- Birds including Skylark, Cirl Bunting and Yellowhammer

- Invertebrates including the butterflies Wall, Dingy Skipper and Brown Hairstreak.

Nesting Birds

All wild birds are protected under Part 1 of the Wildlife and Countryside Act, 1981. Therefore, in the UK it is an offence to:

- Take, damage or destroy the nest of any wild bird whilst it is being built or in use.
- Kill, injure or take any wild bird.
- Take or destroy the eggs of any wild bird.

To avoid committing an offence no works should be carried out on a structure/ feature that is being used by nesting birds. Nesting is deemed to be over when the young have fully fledged.

Certain species which are listed in Schedule 1 of the Wildlife and Countryside Act receive special protection. In these cases any form of intentional or reckless disturbance when they are nesting or rearing dependant young constitutes an offence.

National Planning Policy Framework (NPPF) 2024

Chapter 15 - Conserving and enhancing the natural environment

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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs; 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.

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 Framework; 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.

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes 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 and the Broads. 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.

When considering applications for development within National Parks, the Broads and National Landscapes, 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.

Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), 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.

Habitats and biodiversity

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.

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 reasons 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.

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.

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.