

THE OLD LIVERY

ECOLOGY- BAT SURVEY & MITIGATION REPORT

AUGUST 2026

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1.0 INTRODUCTION

Background

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

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

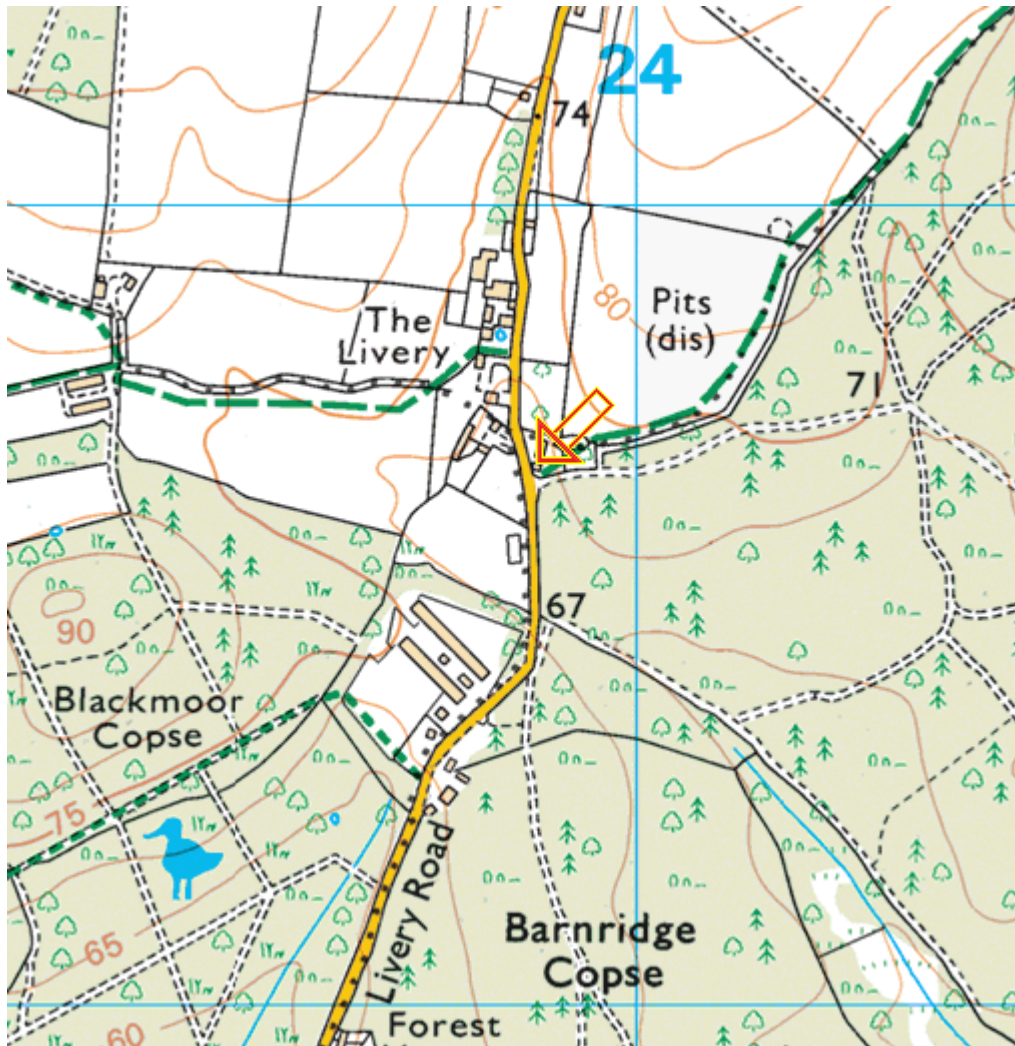
Significant potential for bat roosting has been identified in areas of handmade clay tiles in relation to roof. The works will require roof replacement / modification and further bat emergence survey is likely to be required by the local planning authority and /or by Natural England. If confirmed, a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

Legislation and Policy

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

Outline of the Scheme and Site Location

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



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Figure 1 Location Plan

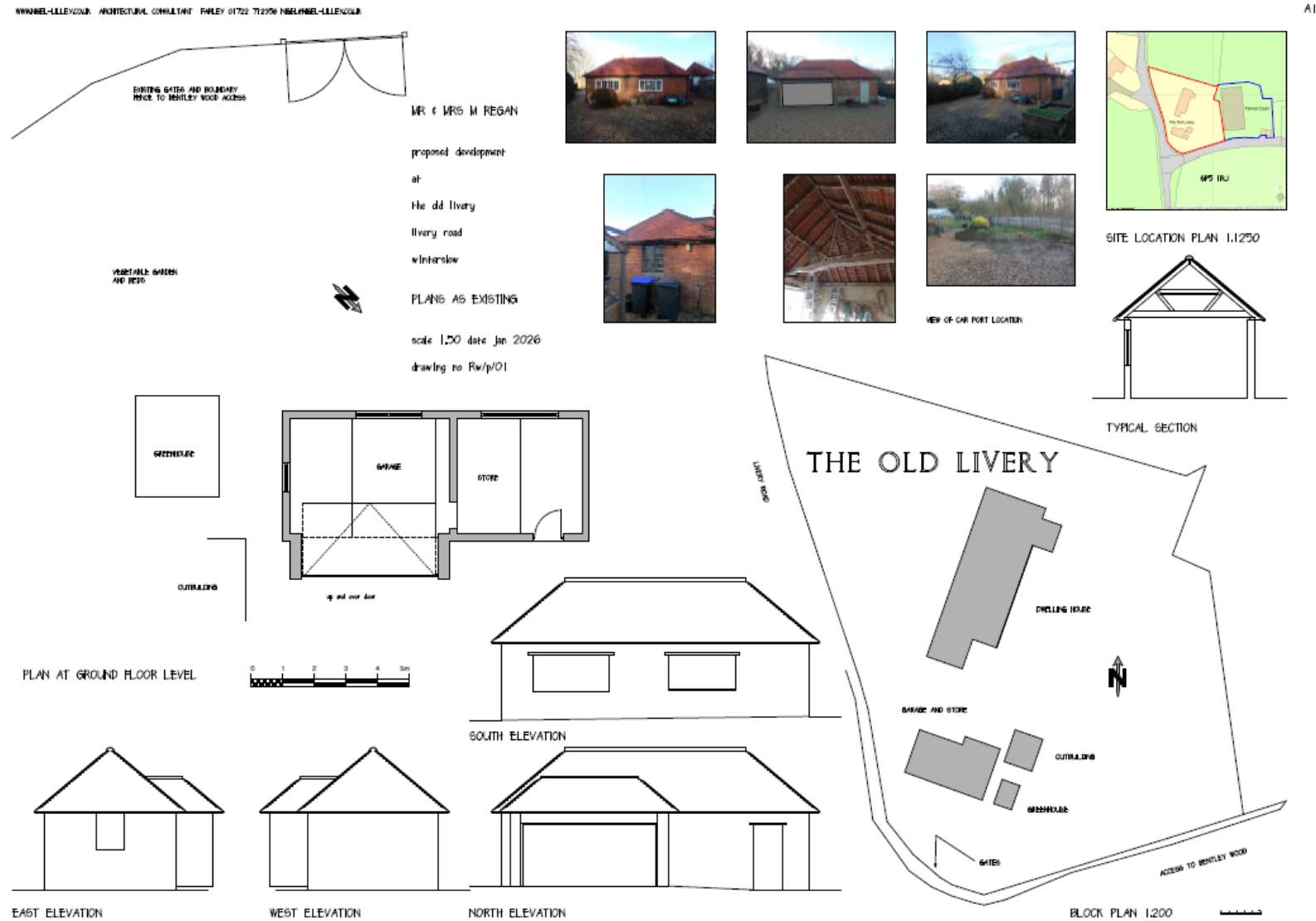


Figure 2a Existing site Plan

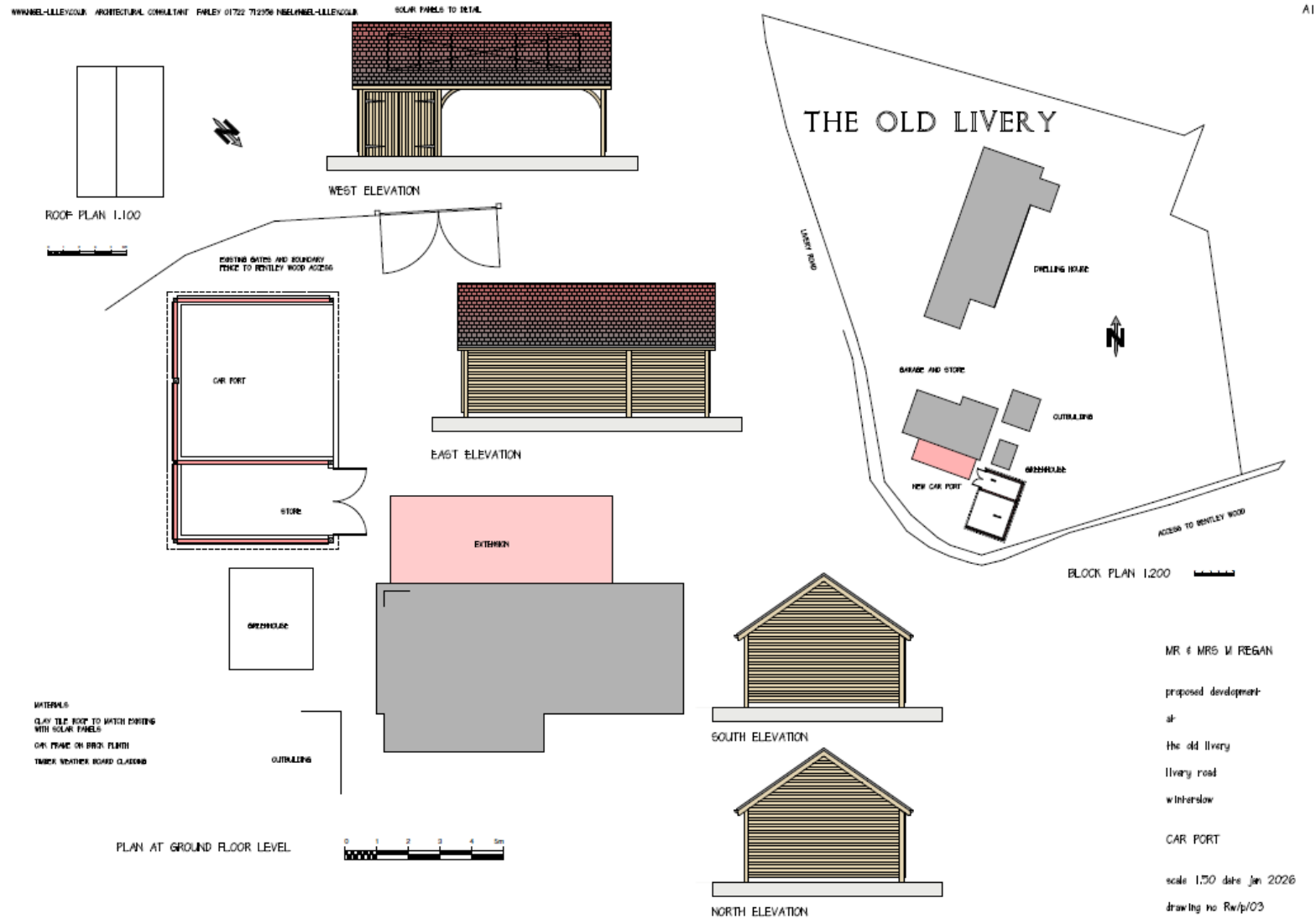


Figure 4a Proposed site Plan and Car Port

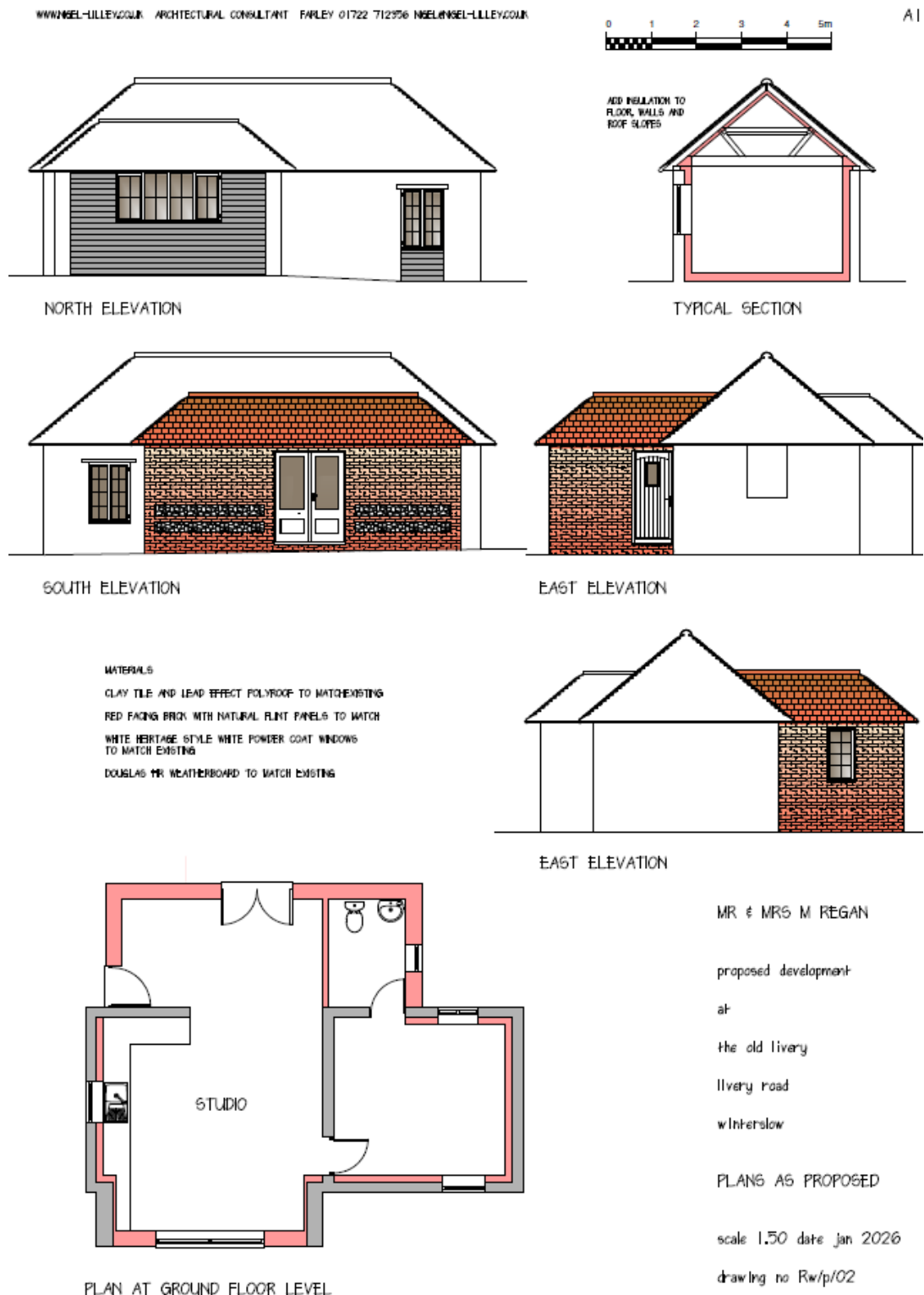


Figure 4b Proposed site Elevations -Studio

2.0 SURVEY METHODOLOGY

Methodology

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

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

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

There are known roosts in adjacent houses.

In this case, a further bat emergence survey was completed because ‘further potential for roosting’ was recorded. Further emergence survey of the building was completed during early May-August

3.0 SURVEY RESULTS

Daytime Inspection Results

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



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



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



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



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

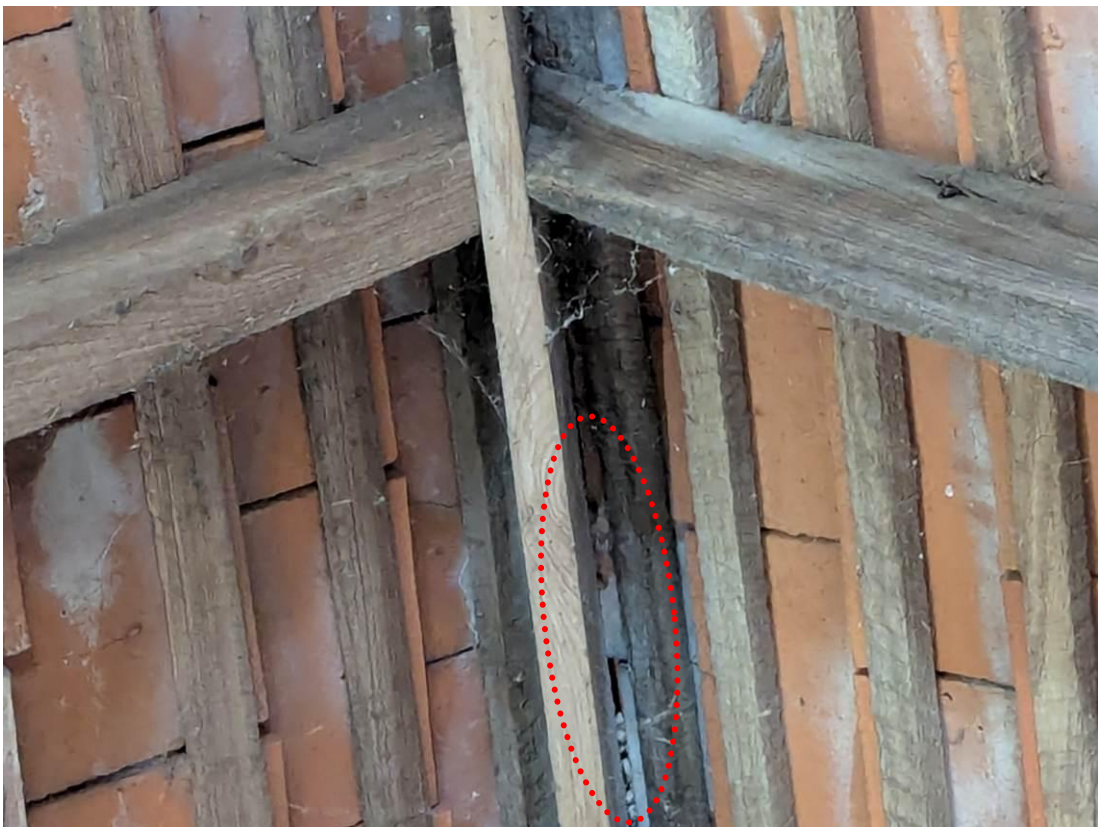


Photo 9/10 The Old Livery, (south aspect) tile clay roof tiles and high potential feature tile gaps below ridge.



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



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

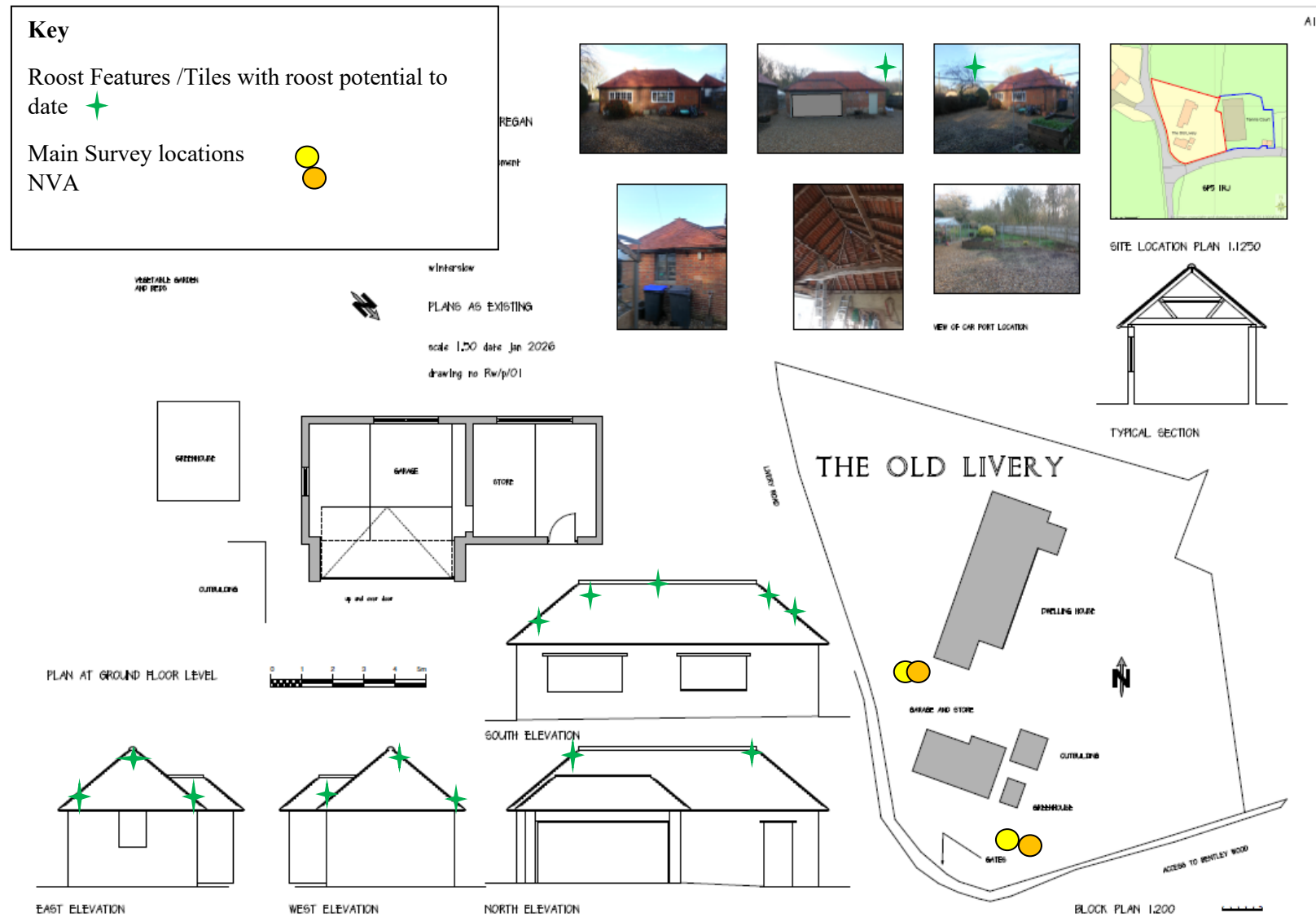


Figure 6a Survey Results –Potential Roost features

Table 1: Bat Survey Results

Date	Survey	Weather	Results Summary
22/04/2026	External Inspection Internal Inspection		A survey of the dwelling identified external features including ridge and roof tile niche roosting potential.
21/05/2026	Emergence Survey	Cloud 2/8 Wind SW1 Temp 18c Precip – 0	Summary: No Recorded Emergence. PP roost in adjacent house . ES 1 PA 1 Foraging and commuting activity 21:05 PP C over building 21:09 PP x3 C over building 21:11 PP x 3 C over building 21:12 PP C over building 21:13 PP x2 C 21:14 PP C, 21:15 PPx2 C 21:18 PP C, 21:21 PP C, 21:23 PP 21:24 NNx4 F 21:34 NN P, 21:38 NN P 21:40 PP P 21:40 PA P 21:44 NNx2 F 21:48 PA P 21:49 ES over building 21:50 ES P, 21:56 ES P 21:59 PP + ES P front drive Same commuting PP as above - about 18 in total. Bats coming from NW across road and over site to Bentley Wood. 21:24 NN F 21:30-31 NN F 21:42-45 ES P 21:59 PA P 22:03 ES P

25/06/2026	Emergence Survey	Cloud 1/8 Wind 0 Temp 26c Precip – 0	Summary: No Recorded Emergence Commuting PP from house area over garage to Bentley Wood or along lane by site to Bentley Wood c21-25 PP in total: 21:23 PP. 21:25 PP x2, 21:27 PP x2 21:28 PP, 21:29 PP, 21:31 PP, 21:33 PP, 21:34 PP x2 21:35 PP x4, 21:36 PP 21:42 PPx2 21:49 PP, 21:56 PP, 21:58 PP Occ. PP F and P after this until end of survey 22:22 PS 22:30 MY P from south to NW (prob. MyN) 22:32 PA P 22:37 PS P
25/06/2026- 17/07/2026	Static internal Recording		Summary of Recorded internal activity PS PP and MyN night feeding and roosting 26/6 MyN 0119-0243 27/6 MyN 0147-0338 28/9 MyN 0135-0152 30/6 PS 0220, MyN 0222 0338 2/7 MyN 0204-0316 3/7 MyN 0103 4/7 MyN 0119-0120 5/7 MyN 0155-0202 7/7 PP 0051 8/7 MyN 0155-0233 9/7 MyN 0318 10/7 PP 0010 11/7 MyN 0103-0257 12/7 PS 0312 13/7 MyN 0203-0324 13/7 PS 0312 14/7 MyN 0402-0405 (potential day roost) 15/7 PS 0203 MyN 0236-0250

			Later summer / autumn day roosting expected
To Complete	Emergence Survey to update Pre - Licence update survey		To Complete -licence requirement of update within 3 months of application.
Key: PP = Common Pipistrelle, PS = Soprano Pipistrelle, NN = Noctule, ES=Serotine PA =Brown Long-eared, Mysp =Myotis Species, MyM = Whiskered Bat, MyN = Natterer's Bat F = foraging; C = commuting; HxS = heard but not seen; SxH = seen but not heard; E = emergence; R-E = Re-entry			
 2026-05-21 22:16 1X  05/21/2026 22:18:15 NVA 21/05/2026 Rear Camera Front			

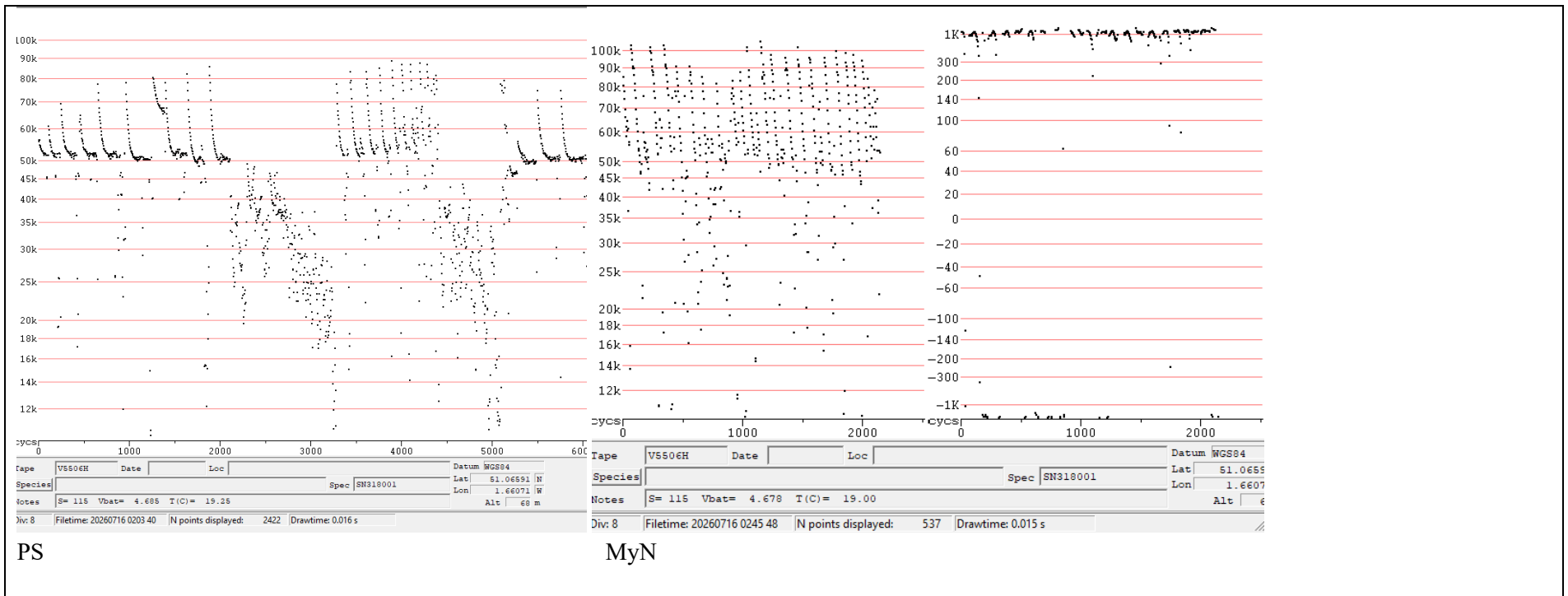


NVA 25/06/2026

Rear Camera



Front



Summary Interpretation for Bats & Constraints to survey

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

The Old Livery is evaluated as having ‘bat roosts’ utilising clay roof tiles of the building. The nearby houses are also hold roosts including a Common Pipistrelle Breeding roost. The building is located in a wooded area of high bat roost density.

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

Further emergence surveys could be completed, but based on the current survey, potential roost impacts, and the update survey as a Natural England Protected species licence requirement, further survey is considered unlikely to provide much further information. Update survey is a licence requirement within three months of the Licence Application.

Effort is made to ensure coverage of the building during survey, assisted with Night Vision Aid (NVA). However, in some circumstances, the location of vegetation, nearby buildings, structures and site access, observer and NVA field of view may not be fully comprehensive, in these circumstances, additional NVA are used and potential roost features are prioritised for coverage.

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

Other Protected Species

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

4.0 MITIGATION FOR BATS

The proposed scheme is predicted to have an In summary, surveys to date indicate that there will be impacts (roost loss) on irregular use, non-breeding night and feeding roosts of Natterer's Bat (1) Common (1) and Soprano Pipistrelle (1) in relation to the proposed scheme and survey to date. (estimated population in any given year) in relation to the proposed scheme and survey to date. Day roosting is also expected during late summer autumn. See **Figures 6 & 7**.

Summary of the mitigation strategy

In order to minimise impact on local bat populations and bat roosting opportunities, the following measures are proposed to be implemented:

- All activities with potential to disturb bats will be under the supervision of a licensed bat worker following the method statement agreed and (EPS) European Protected Species Licence
- Prior to starting works a Schwegler Bat roosting box (2x 1FF) (**Figure 7**) will be installed within a nearby tree within the land holding garden to provide alternative roosting during the works on the building and to increase local roosting opportunity longer term.
- Prior to starting works all contractors will be briefed by the bat worker to ensure that they are aware of the presence of bats, their legal protection and procedures should a bat be found at any stage of the building work; all building workers must be made aware that there is a bat roost and informed that bats may be present.
- Prior to starting works a Pre-works inspection survey will be undertaken to ascertain / check levels of bat activity / roosting locations have not changed from that outlined in this report. Any significant change will require reassessment of the methodology.
- Bats are very vulnerable to disturbance during hibernation, late pregnancy, and while dependent young that are unable to fly are in the roosts. All works associated with the development that may disturb bats (roof strip) will be undertaken at a time of year when bats are more tolerant of disturbance and outside of potential breeding and hibernation periods (when average temperature above 7°C, the best periods being March-April and /or September-October).
- 2 x 2fr concealed Roost units will be built into the southeast and North west higher end walls of the new building (see **Figure 7**).
- Rustic clay tile roofing will provide roosting opportunity as present in converted garage studio building and new garage. A least one tile access per roof face to be provided if natural tile gaps not present within tile batch.
- Any membrane used will be either traditional Bitumen Type 1F felt or if a non-bitumen coated roofing membrane (NBCRM) is used, a certificate proving that it has passed a 'snagging propensity test' must be provided. The testing and certification of

the membrane must follow the protocol set out within Essah et al (2020) See GOV.UK for further information.

- No roost sites will be illuminated by any site lighting during construction and operation. Please refer to Institution of Lighting Professionals, Guidance Note GN08/23 Bats and artificial lighting in the UK for further information. Luminaires be low level and directional to light essential walkways and doorways etc only and should feature a peak wavelength of >550 nm with red / warm light spectrum to avoid the component of light most disturbing to Bats.

The mitigation proposal is based on allowing access to roosting opportunities within the building (see **Figure 7**). The new roost sites replicate those currently being used and all works will be sympathetic and complimentary to the building.

The property owners will instruct a suitably qualified bat ecologist to undertake a post-development survey and completion statement / Natural England licence return to ensure roosts are functional. This will be carried out between June and August and will consist of external inspection of the bat roosting areas. All Bat records will also be submitted to the local Biological Records Centre.

The owners will be responsible for ensuring that the monitoring is completed and to inform any future owners or tenants of the property of the bat roosts within buildings and garden. The owners are to pass on the information contained within this document, which provides information on the location of the bat roosts in the building. The owners are aware that they are required to contact the statutory Nature Conservation Adviser (Natural England) for advice prior to any activity which may affect or disturb the bat roosts.

Following the Bat Mitigation Guidelines (2023), considering the scale of site level impacts, the scale of impact to the roosting bats is, based on current survey, considered to be 'site' (irregular transitional/day roost / smaller roost of commoner species) with roosting opportunity being incorporated into the scheme design. The procedure and mitigation provided is precautionary, so the overall residual impact on the population of bats in the local area should therefore be neutral to positive.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Compliance with legislation

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

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

Comment:

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

- The current building is in need of works to maintain the buildings integrity and owners' requirements long term. There is no satisfactory alternative: Works to the roof will be required in time. Works do not need to be detrimental to the maintenance of the population with ample scope for roost retention and replacement, this being the simplest option through modification of scheme to re-create very similar roosting mitigation provision subject to licensing. This can be easily achieved within the existing building and new car port, where the timber construction provides very suitable opportunity for roost creation for mitigation and enhancement along with clay roof tile provision.
- Replacement roof tiles will require a European Protected Species (EPS) Licence and ecological supervision.
- Any future Natural England Licence application would also require these surveys. See www.gov.uk/guidance/bats-protection-surveys-and-licences, for further information.
- Given the proximity to the Mottisfont Special Area of Conservation (SAC) designated for the Western Barbastelle Bat and adjacent Ancient woodland SSSI, there should be no external lighting of the boundaries and lighting on the property should be minimised, being low level, highly directional to avoid all light spill, and minimum intensity for use. There should be no light spill from the development, no roost sites will be illuminated by any site lighting during construction and operation. Please refer to Institute of Lighting Professionals, Guidance Note GN08/23 Bats and artificial lighting in the UK for further information. Luminaires be low level and directional to light essential walkways and doorways etc only and should feature a peak wavelength of >550 nm with red / warm light spectrum to avoid the component of light most disturbing to Bats.

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

Mitigation and Enhancement.

Roosts opportunity incorporated into the scheme: 2x 2fr roost unit inbuilt into the new walls, Rustic clay tile roofing on the Studio and new garage with bat access on each tile face, 2x wood-stone roost unit 1ff in the garden, see **Figure 7**)

Weather Boarding / Cladding Bat access. 15mm offset by block. Being used by Pipistrelle roost within 3 months	
2fr units under cladding and in use within 6months of instalation	

Schwegler Bat Roost Unit 1FR This Tube system meets the characteristic behavioural requirements of the types of bats that inhabit buildings. Made with Schwegler wood-concrete, the design maintains excellent climatic conditions inside the roost unit allowing the animals to either hang onto the wooden rear or onto the wood-concrete front. The box, once installed is maintenance free and self-cleaning. The roost unit can be installed within any external walls (brick, block or panelling) either flush or beneath the wall surface (with suitable entrance ramp extension)	
Schwegler 1FF The 1FF has an opening at the bottom, allowing droppings to fall out, it does not need cleaning and is therefore especially suitable for hanging in inaccessible places such as steep slopes and building walls.	
Clay Tile bat access Using tile imperfections if present or purpose made 	
	

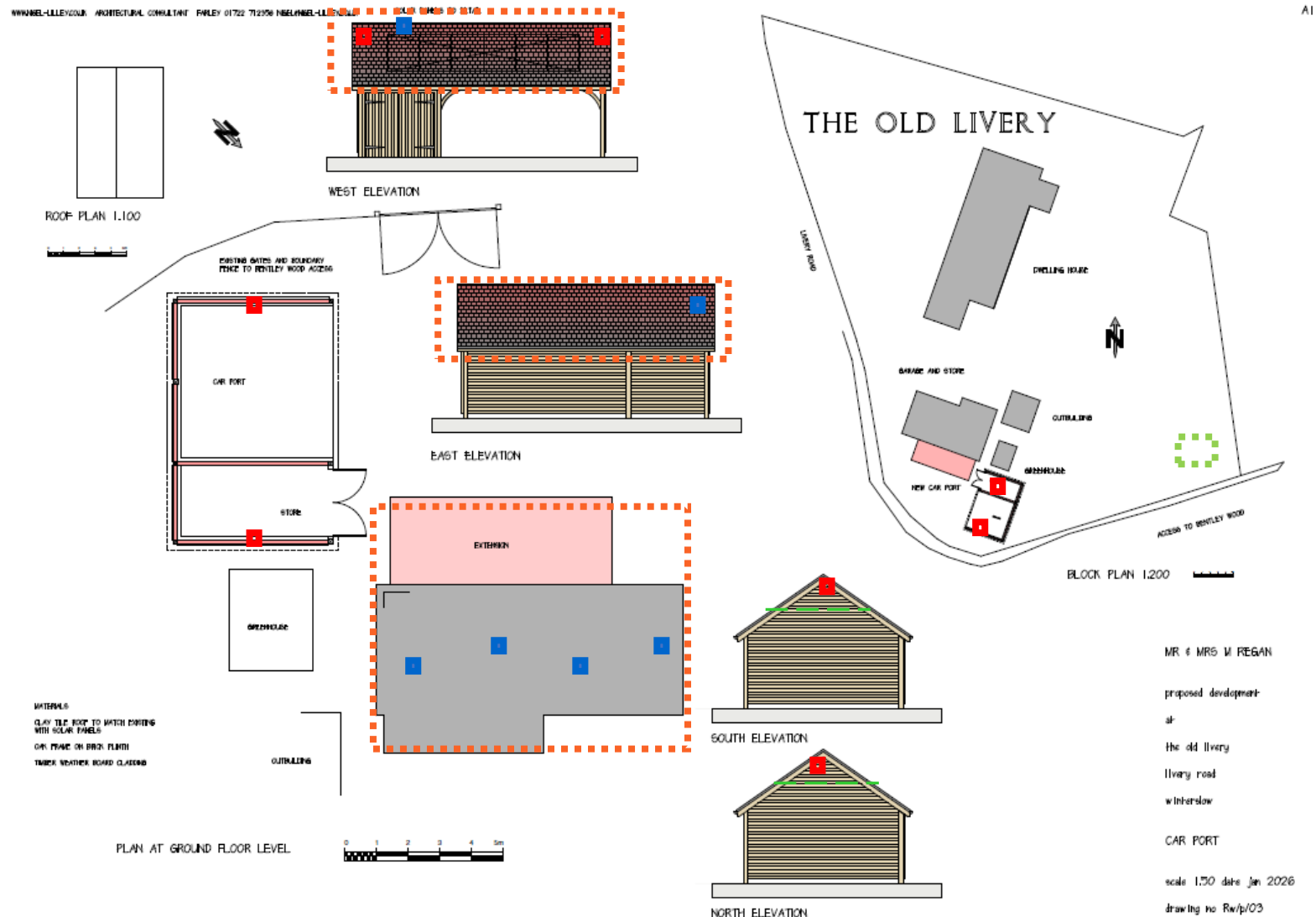


Figure 7a Mitigation / enhancement - 2fr roost units 1FF Roost Unit Cladding Access Rustic clay tile roof

REFERENCES

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

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

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

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

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Aluco Ecology Ltd