

CORTON GLEBE COTTAGE, 27 Manor Road, Upton Lovell, Wiltshire, BA12 0JW Preliminary Roost Assessment (PRA)

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Report Information

Site Address:	CORTON GLEBE COTTAGE 27 Manor Road, Upton Lovell, Wiltshire, BA12 0JW
Central Grid Reference:	ST 94495 40575
Report Revisions:	<i>V1 – Added results of the emergence surveys (12/06/2026)</i>
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Report Author

Sam James is an independent ecologist with six years' experience in the field. He is an Associate Member (ACIEEM) of the Chartered Institute of Ecology and Environmental Management (CIEEM) and an active member of the Oxfordshire Bat Group, a volunteer network dedicated to recording and conserving bats across the county and beyond. Sam has contributed to a diverse range of projects, from small-scale residential schemes to large commercial developments, covering varying levels of ecological complexity. His expertise spans Preliminary Ecological Appraisals, Preliminary Roost Assessments, and surveys for several protected and notable species. He is also experienced in producing clear, practical reports that guide clients through legal requirements and align with industry best practice.

Executive Summary

Sam James BA (Hons) MA PGDip (Ecology) ACIEEM, Ecology Consultant attended the site to inspect the existing structure for its suitability to support roosting bats, such that the implications on the proposed development in respect of bats could be fully assessed.

Sam James was commissioned to undertake a Preliminary Roost Assessment of Corton Glebe Cottage, 27 Manor Road, Upton Lovell, Wiltshire, BA12 0JW. Planning consent is to be sought from Wiltshire Council for the for the Demolition of a conservatory, A new extension to the rear and Building alterations.

All the external and internal structures, especially those associated with the roofs and walls of the buildings were examined. No signs of bat activity or occupation were found, potential roosting features noted on the building that could be used by bats the building were assessed as providing moderate suitability for roosting bats and further survey work is recommended to establish the presence/absence of bats. Evidence of nesting birds was found either in or on the buildings at the address.

The report have been produced by a suitably experienced and qualified ecologist; and the survey carried out under license (Natural England Bat License reference: 2021-55141-CLS-CLS) – the results and recommendations contained within this report are the view of the report author and the report is based on the information provided by the client, the proposed development and the results of the desk study / survey.

Introduction

Purpose of the Report and Ecological Context

Sam James was commissioned to undertake a Preliminary Roost Assessment of Corton Glebe Cottage, 27 Manor Road, Upton Lovell, Wiltshire, BA12 0JW. Planning consent is to be sought from Wiltshire Council for the for the Demolition of a conservatory, A new extension to the rear and Building alterations.

In January 2026, a visit was made to the property to carry out a diurnal inspection of the buildings to check for signs of bat occupation. The result of the survey is contained in this report.

If the site layout changes, then an ecologist should be consulted and this report updated with any additional survey requirements.

Survey Aims and Methodology

Survey Purpose and Aims

The purpose and aims of the survey were to:

- To undertake a Preliminary Roost Assessment (including third-party data search) to determine the potential for protected species and/or habitats of conservation value.
- Analyse the results of a third-party biological record search to identify any protected / notable records and nature conservation designations within the local vicinity.
- Determine how the proposed works may impact on these species.
- Identify the requirement for further survey work, mitigation, compensation and / or assessment where necessary and propose suitable enhancements.

In England, Scotland and Wales, all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended),

through inclusion in Schedule 5. In England and Wales this Act has been amended by the Countryside and Rights of Way Act 2000 (CRoW), which adds an extra offence, makes species offences arrestable, increases the time limits for some prosecutions, and increases penalties.

All bats are also included in Schedule 2 of the Conservation (Natural Habitats, & c.) Regulations 1994, (or Northern Ireland 1995) (the Habitats Regulations), which defines 'European protected species of animals'.

The above legislation can be summarised thus (Mitchell-Jones and McLeish, 2004):

- Intentionally or deliberately kill, injure or capture (or take) bats
- Deliberately disturb bats (whether in a roost or not)
- Recklessly disturb roosting bats or obstruct access to roosts
- Damage or destroy roosts
- Possess or transport a bat or any part of a part of a bat
- Sell (or offer for sale) or exchange bats, or parts of bats

The word 'roost' is not used in the legislation but is used here for simplicity. The actual wording is 'any structure or place which any wild animal...uses for shelter or protection' (WCA), or 'breeding site or resting place' (Habitats Regulations).

As bats generally have both a winter and a summer roost, the legislation is clear that all roosts are protected whether bats are in residence at the time or not.

Desktop Methodology

To fully assess bat occupation of a particular site, the Bat Conservation Trust (2023) recommends that information gathered from a desk study of known bat records, and a daytime site walkover, is used to inform the type and extent of future bat survey work.

MAGIC Maps was used in January 2026 to undertake a 2km search for European Protected Species Mitigation Licences. All sites and record locations are given at an approximate distance from the site and coarse resolution records have not been analysed. Some records have been given at approximate distances or not included in the report where they are considered confidential.

A biological data search regarding the site was not sourced from the local biodiversity records centre, as the project is small-scale with minimal potential impact. It is believed that obtaining this information is unlikely to significantly change the report's recommendations. The evaluation and the recommendations included here are deemed substantial and suitable.

Legislation

All British bat species are legally protected under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended). These Regulations make it an offence to:

- Deliberately capture, injure, or kill a bat
- Deliberately disturb bats, impairing their ability to survive, breed, reproduce or rear/nurture their young, or which significantly affects the local distribution or abundance of the species
- Damage or destroy a breeding site or resting place used by bats

All bats and their roosts in the UK were previously fully protected under the Wildlife & Countryside Act 1981 (as amended). Amendments to the Act have removed most provisions as they relate to bats, however it remains an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection

It is important to note that bat roosts are protected throughout the year, regardless of whether or not bats are present at the time. Under the Regulations, the offence of damaging or destroying a breeding site or resting place is subject to 'strict liability', i.e. an offence is committed irrespective of whether the causal act was deliberate or otherwise.

Where development is proposed that would result in an offence under the Regulations, a European Protected Species (EPS) statutory derogation licence (often termed 'EPS Mitigation Licence') will need to be secured from Natural England to permit an act that would otherwise be unlawful. Such a licence can only be granted following receipt of planning permission with all relevant conditions discharged, and where it has been demonstrated that specific statutory derogation tests have been met.

The Ecological Survey Methodology

The survey was carried out on the 13th of January 2026 arriving at 12:30. The weather was 14°C, sun with scattered clouds and light winds (1/2 Beaufort Scale). No precipitation was encountered during the survey.

A Preliminary Roost Assessment (PRA) was undertaken in accordance with current best practice guidance, including the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition, 2023). A detailed external and internal inspection of the building was completed, using high-powered torches, binoculars and ladder as appropriate. The survey was carried out during daylight hours.

The diurnal walkover provides an opportunity to check for signs of occupancy, such as droppings, scratch marks, feeding remains, carcasses, or even animals in residence, whilst nocturnal surveys (if required) allow numbers and species of bats to be confirmed. The latter are also used to determine the presence or absence of bats, where signs of bat activity are indeterminate or absent, but suitability of roosting considered to be medium to high.

Roosting places vary depending on the species. Pipistrelles usually inhabit narrow cracks or cavities around the outside of buildings, but they will roost in similar niches inside larger barns. Typical sites include soffit spaces, gaps behind fascia boards and end rafters, crevices around the ends of projecting purlins, under warped or lifted roof and ridge tiles, or in gaps in stone and brickwork where mortar has dropped out. Larger species such as Brown Long-eared Bats *Plecotus auritus*, Myotis bats (*Natterer's Myotis nattereri* and Whiskered/Brandt's *M. mystacinus*/*M. brandtii*), and Lesser Horseshoe Bats *Rhinolophus hipposideros*, like to roost in the roof voids of buildings, and can often be found hanging singly or in small groups from ridge boards or roof timbers, especially where these butt up against gable walls or chimney breasts. They especially favour older structures with timber frames. Here they squeeze into tight crevices making them difficult to observe.

Diurnal walkovers can be carried out at any time of the year, but nocturnal surveys should only be undertaken when bats are out of hibernation and in their summer roosts. The recommended period is from May to September inclusive, with May to August optimum and September sub-optimum. The season can be extended into October, although particularly cold weather will render this inadvisable. Indeed, the air temperature at the start of each survey must be at least 10°C or above.

Visits will be a minimum of two weeks apart, and the number of surveys is dependent on the evidence found or the suitability of the site to bats.

Where bats are found, or there is evidence of bat occupation or activity, i.e., that bat use is confirmed, the number and timing of visits will be decided by the ecologist and will be appropriate for the type of roost. In general, at least two nocturnal surveys will be carried out, both of which can be emergence surveys, or one emergence and one dawn re-entry. Where there is no evidence of bat presence, and no suitability for roosting, no nocturnal surveys will be needed.

For a site with no evidence but low suitability, just one nocturnal emergence survey is required, this to be in the optimum period. For

medium suitability a minimum of two visits are needed, of which one must be in the optimum period, and one must be a dawn re-entry survey. With high suitability, three visits will be necessary, of which two must be in the optimum period. At least one of these must be a dawn re-entry survey, with the third visit either an emergence or a dawn re-entry. For sites < 5 ha in size, and/or regularly shaped structures, at least two surveyors must be present, with more surveyors at larger sites and more complex buildings, e.g., those with multiple elevations and/or roof structures.

Survey Limitations

There are a small number of limitations, but it is considered that an accurate assessment of the site has been obtained:

- Whilst all reasonable efforts were made to assess the suitability of features for roosting bats at the time of the survey, it is important to note that the absence of evidence does not guarantee absence of bats. Roosting behaviour can change over time and structures that are currently unused may become suitable or occupied in the future. As such, the findings represent a snapshot of conditions at the time of survey. Recommendations have been made to ensure that any future changes in suitability are accounted for, and that the protection of bats is maintained in line with relevant legislation.

Report Lifespan

Given the transient nature of the subject, the survey results are considered valid for up to 18 months.

Survey Results and Evaluation

Desk Study – Magic Maps (MAGIC)

MAGIC Maps revealed no Granted European Protected Species Applications for bats within a 2km radius of the site. These records have been considered as part of the assessment and interpretation of results within this report.

MAGIC Maps revealed one Statutory site within a 2km radius of the site. River Avon System SSSI (1006597) Sites of Special Scientific Interest (SSSI) located 200m W from the site. These records have been considered as part of the assessment and interpretation of results within this report. The site also sits within a bat-sensitive zone (the Salisbury Plain SPA 6,400 m buffer). The primary purpose of this buffer is to mitigate the effects of increased recreational pressure arising from new residential development within 6.4 km of the Salisbury Plain SPA.

Site Description

Corton Glebe (B1) is a two-bedroom cottage forming the northern end of a terrace of three properties. The terrace is constructed from coursed rubble stone and chalk blocks, with large stone quoins and brick dressings to the window surrounds. The roof is finished with red clay fish-scale tiles and is hipped at each end of the terrace, with three chimney stacks along its length. Windows comprise small-paned, white-painted casements to the front elevation. To the rear of the property, a rendered lean-to with a plain tiled roof abuts the rear wall of the cottage, incorporating a modern wide casement window and a modern timber conservatory at its northern end. The lean-to continues across the adjoining property and steps up towards the southern end, sitting just below the eaves of the main roof. The site includes a large garden, the majority of which lies to the north and west (front) of the building, with the neighbouring garden wrapping around the south-east side of the site. A double garage building (B2) is located just inside the site boundary, with a pull-in area providing parking for a further two to three vehicles.



South-East Elevation of B1 facing West



North elevation of B2 (Garage Building)



Roof line of the front of B1 (West Elevation)



Northern elevation of B1, facing South



Front of B1 with the garden area



South-East Elevation of B1 facing East

Site Assessment and Evaluation for Protected and Notable Species

Bats

Suitability for Roosting Bats

The buildings (figure 1) were categorised based on their suitability to support roosting bats (Collins, 2023). Brief descriptions of their associated features for supporting roosting bats are summarised in Table 1 in accordance with the recommendations within the new bat survey guidelines (Collins, 2023) (see Appendix 1).

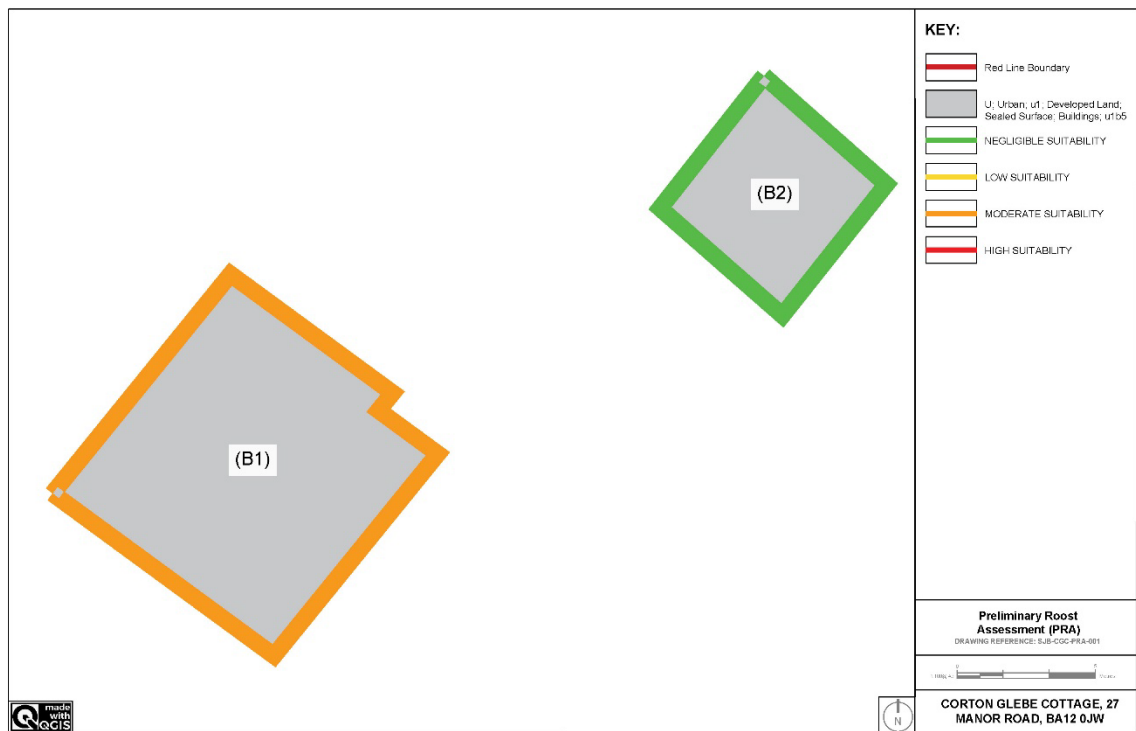


Figure 1: Building Location Plan

Table 1. Descriptions of the Buildings and Their Corresponding Suitability for Roosting Bats (Collins, 2023).

Feature	Description	Suitability for Roosting Bats (Collins, 2023)
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B1	Building 1 (B1) is a two-bedroom cottage forming the northern end of a terrace of three properties. The terrace is constructed from coursed rubble stone and chalk blocks, with large stone quoins and brick dressings to the window surrounds. The roof is finished with red clay fish-scale tiles and is hipped at each end of the terrace, with three chimney stacks along its length. Windows comprise small-paned, white-painted casements to the front elevation. The brickwork is in a moderate condition, with no cracks, gaps or crevices that could form suitable roosting features. Windows and doors are well sealed, with no access points noted. The guttering is in a fair condition; however, a section to the rear of the property has pulled away, creating a gap in the fascia board which could provide access into the roof space. Roof tiles are generally in a fair to moderate condition, although some lifted tiles were noted, primarily on the rear lean-to where a void is present; no internal access was available to this section. A missing tile was noted adjacent to the chimney stack, and a slipped ridge tile was also recorded. An internal inspection was carried out, and no evidence of roosting bats was identified (e.g. droppings). However, a section of roof surrounding the chimney was not accessible for inspection. B1 has been assessed as Moderate suitability – a structure with one or more potential roost sites that could be used by bats due to their appropriate condition (i.e., size, shelter, protection) and surrounding habitat. However, it is unlikely to support a roost of high conservation value (with respect to roost type only such as maternity or hibernation). Two presence / absence surveys, which have to be three weeks apart, between May and September with at least one surveys between May and August.	Moderate
B2	Building 2 (B2) is a double garage and storage building comprising large access doors and an open canopy. The structure has a flat roof and is constructed from corrugated sheeting, concrete and timber. There is no enclosed roof space or separate roof void. The façade shows no gaps or cracks, and the corrugated roof sheets provide no suitable voids or crevices for bats. Given the open nature of the roof and the absence of enclosed features, there are no suitable areas offering potential for roosting bats.	Negligible

	B2 has been assessed as Negligible suitability – no obvious features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use and apparently unsuitable features on occasion. No further surveys necessary.	
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Table 2. Photos & Descriptions of the features and Their Corresponding Suitability for Roosting Bats (Collins, 2023).

Photograph	Description
	(B1) The guttering is in a fair condition; however, a section to the rear of the property has pulled away, creating a gap in the fascia board which could provide access into the roof space.
	(B1) A slipped ridge tile.
	(B1) The internal roof space comprises timber roof timbers with an intact roofing membrane beneath the tiles, which was in good condition with no gaps or defects noted. Small, isolated voids are present on either side of the chimney stack. No evidence of bats was recorded, including droppings or other field signs.

	(B2) A small birds nest was noted in B2, whilst inspection was undertaken outside of nesting season and nest seemed well used, recommendations relating to nesting birds have been provided.
	(B2) Internal area, roof to the underside of the roof, no separate void. No signs of roosting bats, nor any suitable roosting features noted.

There is no known bat roosts recorded within any of the buildings inside the application boundary. The buildings were assessed and found to have features offering potential suitability for bats, as detailed in the table above. Evidence of bats – such as urine staining was not found and no live or dead individuals or droppings was observed externally on any of the building during the survey.

Suitability for commuting and/or foraging bats

An assessment was made of the habitat surrounding the survey area and its suitability for foraging and commuting bats. The landscape around the dwelling provides moderate suitability for commuting and foraging bats due to the presence of a mature trees which are well connected to the surrounding environment.

Given the proposed works, work should be sympathetic – including the provision of a sensitive lighting scheme, as detailed on Page 24. The lighting scheme should be produced during the design scheme and implemented during and post-construction.

While no direct or indirect impacts are anticipated from the development, potential effects from dust, noise, and light pollution must be carefully considered.

Mitigation measures have been provided in the next section which details the requirements for any new artificial lighting to ensure minimal impact to foraging and commuting bat species. Native species planting including trees, shrubs and hedgerows will also provide additional benefits for bats.

Birds

The assessment was not undertaken during the optimal breeding bird season. Nesting birds should be considered further for their legal protection only. Any clearance / demolition / renovation should ideally be timed to avoid the nesting bird season (typically March to September inclusive). The existing building may also offer nesting or roosting sites for common species, such as house sparrows or starlings, inactive/active nests were observed during the site visit.

Further recommendations for mitigation and enhancements measures relating to nesting birds has also been provided.

Recommendations

Recommendations for measures for the avoidance of impacts on identified features of nature conservation interest and opportunities are outlined below. The survey results can be used to guide future development proposals.

Roosting Bats

Building (B1) was identified as holding suitability for roosting bats. Should any of the suitable buildings be demolished, renovated or impacted indirectly by the proposals (e.g., lighting), then further bat activity surveys will be required to confirm the presence / likely absence of bats and to determine the roost types, numbers and level of mitigation required, if applicable. The bat activity surveys require suitable weather conditions, and the survey would need to be supported by night-vision aids. The results of the surveys are required prior to the determination of planning as the design proposals may require amendments based on the results of further survey work. The level of surveying would be as follows:

Buildings with moderate potential (i.e., Building B1) would require at least two presence / absence survey between May and August. These surveys should cover all potential roosting features and have to be three weeks apart, between May and September with at least one surveys between May and August.

Due to the location of the building, being close to mature trees and records of crevice dwelling bats in the area, a soft strip of the building must be completed prior to any modification/demolition on the building. This will involve removing any fascias, cladding, external timbers, raised tiles and lead flashing by hand with the minimum disturbance possible.

If bats or evidence of bats (e.g., droppings, dead bats and/or staining) are found, then stop work immediately and contact an ecologist. An appropriate protection / mitigation strategy will need to be designed and submitted to the local planning authority. A European Protected Species Mitigation (EPSM) licence application will also be required.

A minimum of one bat box (e.g. Schwegler 1FR Bat Tube or Integrated Eco Bat Box Crevice) should be placed on or within the buildings post-development or trees within the site in accordance with the retailer's instructions (see Appendix 7). The boxes should be at least 4m above ground level, away from lights and not placed above / near windows.

Foraging and Commuting Bats

The site is adjacent to some habitat which could support commuting / foraging bats. The requirements of any future lighting must be assessed and implemented in line with best practice guidance to inform a sensitive lighting strategy. Such guidance should include construction work being limited between the hours of dawn and dusk, site specific lighting practices (e.g., low-light levels and use of timers) and the avoidance of light spill onto boundaries and adjoining habitats.). These documents contain further information: BCT and ILP (2023) and Matthews et al. (2015).

Breeding Birds

Any vegetation removal (e.g., hedgerows, ivy, shrubs, trees) and building demolition / conversion must avoid the nesting bird season (typically March to September inclusive) or otherwise be checked by a suitably qualified ecologist immediately prior to clearance / construction to check for nesting birds if undertaken during the nesting season. If any nests or evidence of nesting is found, then suitable buffer zones will have to be implemented until the chicks have fledged or until the nest has been confirmed as redundant. The netting of any suitable bird nesting habitat is prohibited (CIEEM and RSPB, 2019).

A minimum of one box should be erected on or within the buildings post-development or trees within the site. Suggestions for bird boxes include sparrow boxes (e.g., Schwegler 1SP), swift boxes (e.g., Ibstock Eco-Habitat for Swifts), starling boxes (e.g., Woodstone Starling Nest) and generalist boxes (e.g., Woodstone Build-In Box) (see Appendix 5).

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Appendix 1 – Planning Policy, Legislation and Survey Methodology

Please note, the below legislation and planning policy is not exhaustive, and this does not constitute legal advice.

Bats

Bats are a European Protected Species. Individual bats and their roosts have strict protection and are listed in Annex IV of the EC Habitats Directive 1992 (transposed into law through the Conservation of Habitats and Species Regulations 2017). Some bats have a higher conservation concern in Europe. The habitats supporting these species can be designated as Special Areas of Conservation and the bat species concerned are then listed under Annex II of the Habitats Directive. Species listed on Annex II include the barbastelle, Bechstein's bat, greater horseshoe and lesser horseshoe.

Substantial penalties, which include fines and custodial sentences, are now in place for offenders under the Conservation of Habitats and Species Regulations 2017. The actions and activities that are prohibited are:

- Deliberate capture, injury or killing of a bat,
- Damage or destruct a breeding site or resting place (even if currently vacant),
- Possess, control, transport, sell or exchange, or offer for sale or exchange, of any bat or any part of a bat or anything derived from one, and
- Deliberate disturbance of a bat, in particular disturbance which is likely to impair their ability to: survive, breed or reproduce; rear or nurture their young; hibernate; migrate; or affect the local distribution or abundance of the species.

The Wildlife and Countryside Act 1981 (as amended), which is the primary legislative Act covering wildlife in the UK, affords protection to all the species of bats in the UK. Various amendments have been made to the Act and recent changes include an offence for the reckless damage of roosts or disturbance of bats. Legal precedence also ensures that roost sites are protected on a regular basis year on year regardless of whether bats are present at the time of inspection.

Many bats are described as being of principal importance for the purpose of conserving biological diversity under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The NERC Act places a biodiversity duty upon local and national government departments to ensure the conservation of biodiversity. The National Planning Policy Framework (NPPF) also sets out the government's planning policies within England and this aims to promote and ensure sustainable development.

An assessment of any structures and trees within the site was also conducted. The assessment of the structures and trees follows best practice guidelines and techniques and the report has been written in line with recommendations within the new bat survey guidelines (Collins, 2023).

Any structures are initially assessed to have either high, moderate, low, negligible or no suitability to support roosting bats. This is based on the presence of suitable roosting features and also includes an assessment for bat evidence (e.g., feeding remains, staining, bat droppings and individual bats). The categories are allocated irrespective of the presence of a roost. For example, if a bat roost is confirmed to be present then the categorisation still stands but confirmed roost should be added (e.g., high suitability – confirmed roost). Structures assessed to have none or negligible roosting potential do not usually need further surveys. However, those with Low, Moderate or High potential or Confirmed will require additional

surveys to confirm if bats are present and to characterise the roost.
Buildings are categorised as follows:

- No ('none') suitability – 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 further surveys necessary.
- Negligible suitability – no obvious features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use and apparently unsuitable features on occasion. No further surveys necessary.
- Low suitability – a structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide appropriate conditions (i.e., space, protection, shelter) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be used as a maternity roost and not a classic cool/stable hibernation site but could be used by individual hibernating bats). One presence / absence survey between May and August.
- Moderate suitability – a structure with one or more potential roost sites that could be used by bats due to their appropriate condition (i.e., size, shelter, protection) and surrounding habitat. However, it is unlikely to support a roost of high conservation value (with respect to roost type only such as maternity or hibernation). Two presence / absence surveys, which have to be three weeks apart, between May and September with at least one surveys between May and August.
- High suitability – a structure 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 conditions (i.e., size, protection, shelter) and surrounding habitat. These structures have the potential to support high conservation roosts e.g., maternity or classic hibernation site. Three presence / absence surveys (including for confirmed roosts), which have to be three weeks apart, between May and September with at least two surveys between May and August.

A Ground Level Tree Assessment (GLTA) for bats was also conducted which searches for potential roosting features within trees from the ground. This is a baseline survey only that determines whether there is an available roosting resource (e.g., woodpecker holes, natural holes, knotholes loose bark, cracks and splits) and the need for further survey and/or mitigation. Any Potential Roosting Features (PRFs) are then categorised as either negligible (no noteworthy potential roosting features) or:

- PRF-I – PRF suitable for individual bats or very small numbers of bats either due to the size or lack of suitable surrounding habitats (not a confirmed bat roost). No further surveys are necessary but precautionary method of works for removal and provision of roosting compensation is necessary.
- PRF-M – PRF suitable for multiple bats and may therefore be used by a maternity colony or known roost i.e., known roost present for example, through local records, evidence and sightings. Three climbing inspection surveys, at minimum three week intervals), are required for PRF-M features which should be undertaken May to September with at least two surveys between May and August. If climbing and inspection is not possible, then three dusk emergence surveys with night-vision aids will be required between May and September, with three-week minimum intervals), with at least two surveys between May and August. If a maternity colony is identified, then less invasive

methods, such as dusk emergence surveys with night-vision aids should be employed.

The assessment of the site to support commuting and foraging bats follows best practice guidelines and techniques and the report has been written in line with recommendations within the new bat survey guidelines (Collins, 2023). The site is categorised as follows:

- Negligible suitability – no habitat features on site likely to be used by commuting or foraging bats. No survey effort required to establish the habitat value.
- Low suitability – habitats that could be used by low numbers of commuting bats such as an isolated gappy hedgerow or suitable, yet isolated, habitat that could be used by foraging bats such as individual trees. Survey efforts includes one Night-time Nat Walkover survey per active season (Spring – April/May, Summer – June/July/August and Autumn – September/October) and static automated surveys which include data collected over a five-night period in each aforementioned season.
- Moderate suitability – habitats that are well connected to the wider landscape that could be used by commuting bats such as tree lines and hedgerows or by foraging bats such as open water and scrub. Survey efforts includes one Night-time Nat Walkover survey per active season (Spring – April/May, Summer – June/July/August and Autumn – September/October) and static automated surveys which include data collected over a five-night period in each month from April to October.
- High suitability – habitats that are well connected to the wider landscape that are highly conducive to commuting bats such as river valleys and woodland edge or by foraging bats such as broadleaved woodland and grazed parkland. Survey efforts

includes one Night-time Nat Walkover survey per active season (Spring – April/May, Summer – June/July/August and Autumn – September/October) and static automated surveys which include data collected over a five-night period in each month from April to October.

Birds

All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy the nest or its eggs.

Some bird species, such as the barn owl, are listed in Schedule 1 of the 1981 Act and receive further protection, making it an offence to intentionally or recklessly disturb these birds whilst building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird.

The NERC Act (2006) inserts a new schedule into the Wildlife and Countryside Act (1981) to protect the nests of some bird species that regularly re-use their nests, even when the nests are not in use. This protection currently applies to golden eagle, white-tailed eagle and osprey.

Bird surveys are carried out in accordance with Bird Monitoring Methods (RSPB) (Gilbert *et al.*, 1998).

The Wildlife and Countryside Act 1981 (as amended)

The Act and its various amendments have been created from pre-existing legislation and support the Conservation of Habitat and Species Regulations (2017, as amended) in implementing the Berne Convention (1979) and Directive 2009/147/EC on the conservation of wild birds. The schedules within this Act provide a list of protected species and habitats as well as prohibited actions. The Act also contains measures for controlling invasive non-native species under

Schedule 9 and amendments to a number of laws including public rights of way. Further details have been provided above for specific species.

*The Conservation of Habitats and Species Regulations 2017
(as amended)*

These Regulations are the primary method by which the Council Directive 92/43/EEC under Conservation of Natural Habitats and of Wild Fauna and Flora (the 'Habitats Directive') is transposed for England and Wales and their territorial seas. These Regulations form the basis for implementation of Europe's nature conservation policy through habitat and species level protection. It also requires the designation of European sites known as Special Areas of Conservation (SAC). Taken collectively with the Special Protection Areas (SPAs), which are underpinned by the Birds Directive, these form the Natura 2000 Network of protected sites. Public bodies must exercise their nature conservation responsibilities in order to ensure compliance with these Regulations. These Regulations also require conservation of natural habitats and habitats of species through selection process which are afforded protection under the Habitats Directive. The Regulations contain provision for the appropriate management of sites such as the control of damaging operations special nature conservation orders and restoration orders. The Regulations offer strict protection to European Protected Species under Schedule 2 and plants under Schedule 5. Such offences may include the deliberate capture, killing, disturbance or trade of these animals. Similarly, plants listed under schedule five are typically protected from picking, collection, cutting destruction or trade.

Appendix 2 – Site Photographs



Front of B1 – NW Elevation



End of terrace of B1 – E Elevation



Rear of B1 – SE Elevation



B2 – NE Elevation



B2 – N Elevation



B2 – E Elevation

Appendix 3 – Ecological Enhancements



Schwegler 1SP Sparrow Terrace



Ibstock Eco-Habitat for Swifts



Integrated Eco Bat Box, Crevice



Schwegler 1FR Bat Tube

Appendix 4 – Dusk Emergence Survey Results

This bat emergence survey assessment has been undertaken to:

- Confirm the presence or likely absence of roosting bats associated with the Site.
- Identify the species of bats present, where possible.
- Determine the character of any identified roosts, including roost type and estimated numbers of bats.
- Record levels of bat activity within and adjacent to the Site, including commuting and foraging behaviour.
- Assess the potential impacts of the proposed development on roosting, commuting and foraging bats.
- Identify the requirement for mitigation, compensation and/or licensing, where necessary.
- Provide ecological recommendations to inform the proposed development in line with current legislation and planning policy.

To meet these aims, dusk emergence surveys were undertaken by suitably qualified ecologists, following the identification of potential roosting features during the Preliminary Roost Assessment (PRA). The findings of the surveys have been used to inform the ecological assessment presented within this report.

This assessment has been undertaken in accordance with current best practice guidance, including the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023), relevant CIEEM guidance and applicable wildlife legislation. Where evidence of roosting bats is identified and impacts cannot be avoided, mitigation measures and a European Protected Species Mitigation Licence (EPSML) from Natural England may be required prior to works commencing.

Methods

The following survey methods, survey design, data analysis and interpretation have been undertaken with due consideration of the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023).

Dusk emergence surveys were undertaken on 12th May 2026 following the identification of potential roosting features (PRFs) associated with the building during the Preliminary Roost Assessment (PRA). The surveys aimed to confirm the presence or likely absence of roosting bats and determine the character of any identified roosts, including species present, approximate roost numbers and roost type.

The surveys commenced approximately 15 minutes prior to sunset and continued for approximately 1.5 to 2 hours following sunset, in line with current best practice guidance. Surveys were undertaken during suitable weather conditions, with due consideration given to temperature, wind speed and rainfall.

The surveys were completed by suitably qualified and experienced ecologists equipped with Echo Meter Touch 2 Pro bat detectors to assist in identifying species and recording bat activity. Surveyors observed the building for bats emerging from or re-entering potential roosting features, whilst also recording commuting and foraging activity within adjacent habitats.

A note was made of all bat registrations, including:

- Time of detection
- Species identification, where possible
- Direction of flight
- Behaviour, including commuting, foraging, emerging or re-entering activity
- Location relative to the Site

Infrared camera equipment was also utilised during the surveys to provide visual coverage of identified roosting features. Following completion of the surveys, recorded bat calls were analysed to

confirm species identification where possible and to undertake quantitative analysis of activity levels recorded during the surveys. Survey positions and infrared camera locations are illustrated on the Bat Survey Plan included within this report.

Survey Limitations

The bat emergence surveys detailed within this report were undertaken in accordance with current best practice guidance, including the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023), and are considered sufficient to establish the likely presence or absence of roosting bats associated with the Site. However, as with any ecological survey, a number of limitations should be acknowledged:

- Bat activity surveys represent a snapshot in time and bat usage of buildings, and the wider landscape can vary seasonally and temporally depending on weather conditions, prey availability and roosting behaviour.
- Whilst surveys were undertaken during suitable weather conditions and within the optimal survey season, adverse weather conditions immediately prior to the surveys or changes in local environmental conditions may influence bat activity levels.
- Bats may occasionally use buildings intermittently or opportunistically, particularly transitional or occasional roosts, and therefore absence of recorded bat emergences during the surveys does not categorically confirm absence at all times of year.
- Species identification using bat detectors is based on echolocation call analysis and, whilst every effort has been made to accurately identify species, some bat calls can overlap in frequency and characteristics, particularly within the *Myotis* genus. In some cases, identification to species level may not be possible.
- Infrared cameras and detector equipment provide a high level of survey coverage; however, it is possible that individual bats may occasionally go undetected where visibility is restricted or where flight paths occur outside the survey area.

- The assessment is based on the development proposals provided at the time of writing. Any changes to the layout, design or scope of works may alter the conclusions of this assessment and could require further survey work or reassessment.

Survey Limitations

Due to the dynamic and transient nature of habitats and species, the findings of this survey are considered valid for a period of up to 18 months from the date of survey. Beyond this timeframe, or where there are significant changes to the Site or surrounding land, an updated survey may be required to ensure that the ecological baseline and associated recommendations remain accurate.

Results & Assessment

The following section provides the results of the dusk bat emergence surveys undertaken at the Site, the surveys focused on identifying any bats emerging from or re-entering the building, whilst also recording wider bat activity within and adjacent to the Site, including commuting and foraging behaviour. Bat activity levels, species composition and behavioural observations have been used to inform the ecological assessment and determine whether the proposals are likely to result in impacts to roosting bats or associated habitat features.

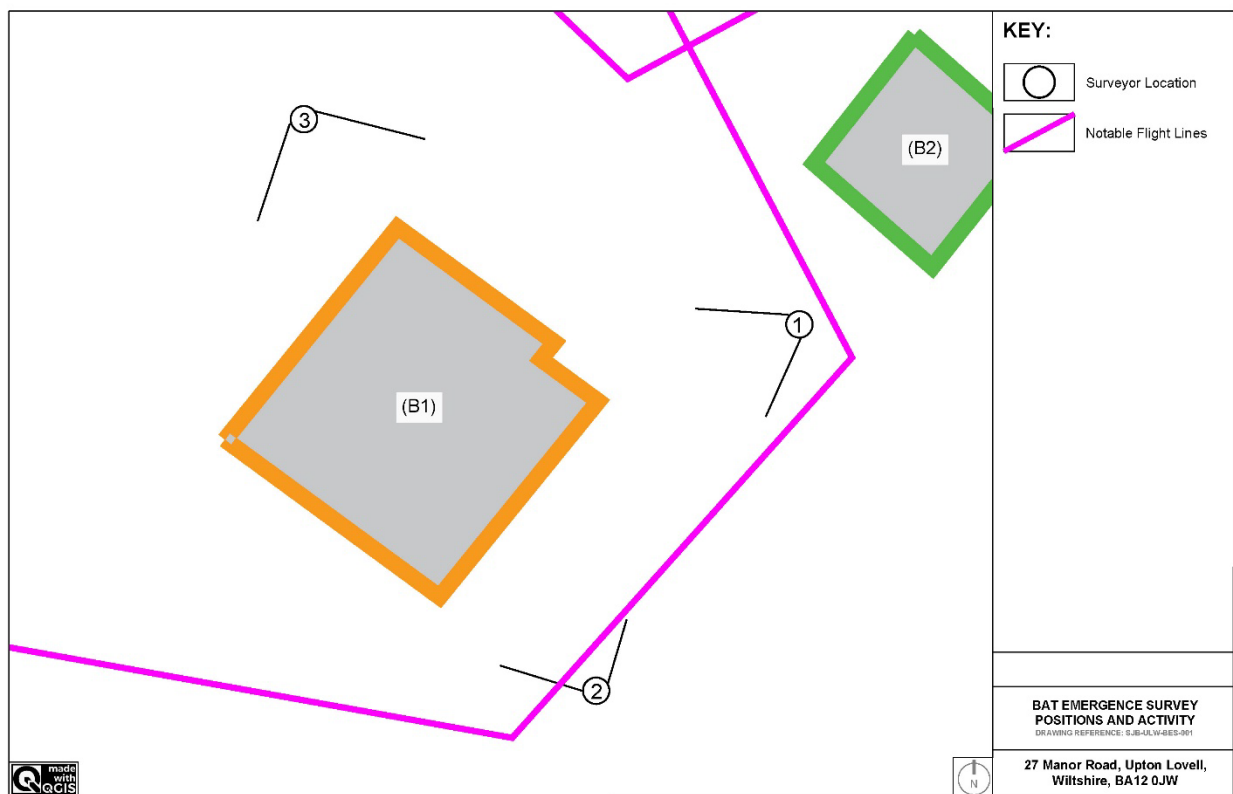


Figure 1: Surveyor and infrared camera positions and locations

Position 1

Dusk Emergence Survey (B1) – 7th May 2026

Surveyor	Indy Jai
Survey Start	20:45
Sunset	20:55
Survey End	22:35
Building Numbers	1
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
14	12	7	7	3	3	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
22:07	Soprano pipistrelle	Passed behind, SE>NW

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera & Echo Metre Pro viewing the north-east
- 2 – Surveyor with infrared camera & Echo Metre Pro viewing the south
- 3 – Surveyor with infrared camera & Echo Metre Pro viewing the north-west

Position 2

Dusk Emergence Survey (B1) – 7th May 2026

Surveyor	<i>Lauren Jones-Mullins</i>
Survey Start	20:45
Sunset	20:55
Survey End	22:35
Building Numbers	1
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
14	12	7	7	3	3	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:08	Soprano pipistrelle	Commuting
21:36	Common pipistrelle	Commuting
21:37	Common pipistrelle	Commuting

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera & Echo Metre Pro viewing the north-east
- 2 – Surveyor with infrared camera & Echo Metre Pro viewing the south
- 3 – Surveyor with infrared camera & Echo Metre Pro viewing the north-west

Position 3

Dusk Emergence Survey (B1) – 7th May 2026

Surveyor	Sam James ACIEEM
Survey Start	20:45
Sunset	20:55
Survey End	22:35
Building Numbers	1
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
14	12	7	7	3	3	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:36	Common pipistrelle	Commuting
22:03	Soprano pipistrelle	Commuting

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera & Echo Metre Pro viewing the north-east
- 2 – Surveyor with infrared camera & Echo Metre Pro viewing the south
- 3 – Surveyor with infrared camera & Echo Metre Pro viewing the north-west

Position 1

Dusk Emergence Survey (B1) – 28th May 2026

Surveyor	Indy Jai
Survey Start	20:45
Sunset	21:15
Survey End	22:45
Final Image	
Building Numbers	1
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
20	12	1	2	2	2	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:32	Common pipistrelle	HNS
21:46	Soprano pipistrelle	Passed behind, NW>SE

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera & Echo Metre Pro viewing the north-east
- 2 – Surveyor with infrared camera & Echo Metre Pro viewing the south
- 3 – Surveyor with infrared camera & Echo Metre Pro viewing the north-west

Position 2

Dusk Emergence Survey (B1) – 28th May 2026

Surveyor	<i>Lauren Jones-Mullins</i>
Survey Start	20:45
Sunset	21:15
Survey End	22:45
Final Image	
Building Numbers	1
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
20	12	1	2	2	2	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:32	Common pipistrelle	HNS/Commuting
21:36	Common pipistrelle	Commuting
21:45	Common pipistrelle	Commuting
22:30	Common pipistrelle	HNS/Commuting

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera & Echo Metre Pro viewing the north-east
- 2 – Surveyor with infrared camera & Echo Metre Pro viewing the south
- 3 – Surveyor with infrared camera & Echo Metre Pro viewing the north-west

Position 3

Dusk Emergence Survey (B1) – 28th May 2026

Surveyor	<i>Sam James ACIEEM</i>
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Survey Start	20:45
Sunset	21:15
Survey End	22:45
Final Image	
Building Numbers	1
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
20	12	1	2	2	2	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:28	Common pipistrelle	HNS/Commuting
22:18	Soprano pipistrelle	Commuting
22:30	Soprano pipistrelle	HNS/Commuting

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera & Echo Metre Pro viewing the north-east
- 2 – Surveyor with infrared camera & Echo Metre Pro viewing the south
- 3 – Surveyor with infrared camera & Echo Metre Pro viewing the north-west

Conclusions & Recommendations

The dusk emergence surveys undertaken at the Site did not identify any evidence of bats emerging from or otherwise roosting within the surveyed building. No behaviour indicative of a roost was recorded during the surveys, and the building is therefore considered unlikely to support a bat roost that would be impacted by the proposed works.

Moderate levels of bat activity were recorded within the wider landscape during the surveys, primarily associated with occasional commuting and foraging behaviour along adjacent boundary vegetation and surrounding habitats. The activity recorded was low in frequency and was not directly associated with the building itself or the areas proposed to be affected by the development. No key commuting corridors or significant foraging habitats will be impacted by the proposals.

Based on the survey findings, the proposed development is considered unlikely to result in an offence under current bat legislation, subject to works proceeding in accordance with the recommendations below. As no roosting bats were identified, a European Protected Species Mitigation Licence (EPSML) from Natural England is not considered necessary for the proposed works to proceed.

Whilst no further bat surveys are considered necessary, it is recommended that works proceed with due care and attention. Should bats or evidence of bats be encountered during the works, all activities should cease immediately, and advice sought from a suitably qualified ecologist.

As a precautionary enhancement measure, opportunities should be taken where possible to improve biodiversity value for bats within the Site, including the installation of integrated bat boxes and the implementation of sensitive lighting design. Any new external lighting should be directional, low level and designed to avoid unnecessary light spill onto retained vegetation, trees and boundary features, in accordance with Bat Conservation Trust and Institution of Lighting Professionals guidance (2023).

END OF REPORT

This document has been prepared for the sole use of the commissioning client/s. It has been provided in accordance with the agreed scope and intended purpose. No other warranty is made as to the professional advice included in this document. It does not purport to give legal advice.

This report must not be copied or relied upon by any third party without the express prior written agreement of Sam James and the commissioning client/s.

The evidence gathered, and the opinions provided, have been prepared in accordance with the Chartered Institute of Ecology and Environmental Management Code of Professional Conduct.

Where any appraisal is based upon information provided by third parties, it is assumed that this information is relevant, correct and complete; there has been no independent verification of information obtained from third parties unless otherwise stated. Where field investigations have been carried out these have been appropriate to the agreed scope of works and carried out to a level of detail required to achieve the stated objectives.